



**HOME + CASTLE**  
ESTATE AGENTS

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## Leamland Walk, Hailsham, BN27 2EF

| House | 3 Bedrooms

Tucked away from the main road, this three bedroom family home occupies a corner position in a small collection of just nine houses, within close proximity to the Cuckoo Trail and level walking distance to Hailsham Town Centre. The property offers three bedrooms; two doubles and a single, plus a generous lounge/diner, fitted kitchen, bathroom with white suite and a good sized rear garden. Added benefits include off road parking and double glazing throughout. Convenient location for access to schools, town centre and other local amenities.

**TO LET**  
**£1,300 PER**  
**CALENDAR**  
**MONTH**

## Approach

Tucked away from the main road, this three bedroom family home occupies a corner position in a small collection of just nine houses.

## Garden

A pathway leading away from the road leads to the small front garden laid to lawn with hedge borders and a path leading to the porch.

## Porch

Porch area leading to front door. Offering space to store coats and shoes, with laminate flooring, brick walls, power and lighting.

## Hallway

The secondary front door opens to the hallway with fitted carpet, neutral décor, storage heater, double glazed window, electric heater and power sockets. Doors leading to kitchen and living room with stairs leading to bedrooms and bathroom.

## Kitchen 9'1" x 7'1" (2.77 x 2.18)

A good sized kitchen with a range of matching wall and base units and complimentary work surfaces. Light blue walls, vinyl laid to floor, integrated electric hob and oven with extractor hood and smoke alarm. Space and plumbing for washing machine with additional space for half height fridge and freezer.

## Lounge/Diner 15'8" x 13'3" (4.8 x 4.06)

This spacious living area offers space for extensive seating including a section ideally suited for a dining table. Fitted carpet laid to floor, neutral décor with feature wall, picture rails, storage cupboard, electric heater and fan light. Double glazed window and sliding French doors leading to the rear garden.

## Stairs and first floor landing

Fitted carpet, neutral walls and lighting. Access to the loft, double glazed window and storage cupboard housing immersion heater. Doors leading to all 3 bedrooms and family bathroom.

## Bedroom 1 10'11" x 9'3" (3.35 x 2.82)

This double bedroom offers fitted carpet, neutral walls, electric heater, power points and TV aerial. Double glazed window looking out over the front of the property and fitted roller blind.

## Bedroom 2 10'2" x 9'4" (3.10 x 2.85)

Good sized bedroom offering neutral décor, fitted carpet, electric heater and double glazed window looking over the rear garden.

## Bedroom 3 7'8" x 6'3" (2.36 x 1.91)

Single bedroom offering double glazed window to the rear of the property, power points, neutral décor and fitted carpet.

## Bathroom 6'7" x 5'10" (2.01 x 1.78)

Good sized family bathroom offering L shaped bath with

electric shower and attachment, pedestal sink with mixer tap, low level WC and roller blind. Fully tiled walls with vinyl laid to floor and Dimplex heater.

## Rear Garden

This spacious rear garden offers ample room to entertain or for the children to play. Including 4 storage sheds, side access and paved area, double gates leading to parking area and a covered pond.

## Off Road Parking

Ample un-allocated off road parking available to the front of the property in addition to one allocated space to the side of the house accessible via double gates into the garden.

## Additional information

Council Tax- Band B

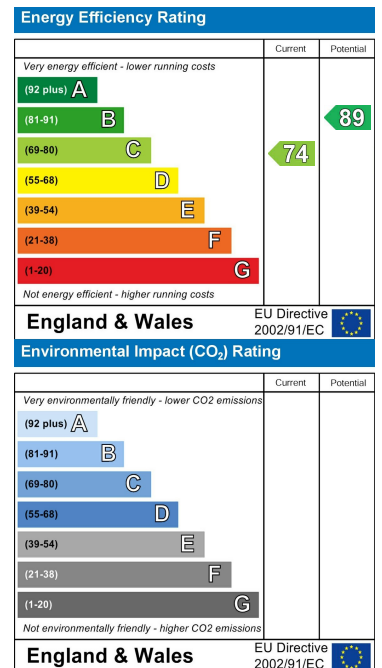
EPC- C

# Floor Plan

## Area Map



## Energy Efficiency Graph



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