



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

VIEWING HIGHLY
RECOMMENDED



Gardner Street, Hailsham, BN27 4LE

| Apartment | 3 Bedrooms

A rare opportunity to rent a three bedroom maisonette in the heart of Herstmonceux village. It benefits from a private entrance, well proportioned accommodation and views over neighbouring farmland. The accommodation is split over two floors and affords, lounge, kitchen, separate dining room, three bedroom and two shower rooms. The property is available to view now so arrange your viewing to avoid disappointment.

TO LET
£1,150 PER
MONTH

Location

The maisonette is perfectly positioned at heart of Herstmonceux village, with shops, country pub and amenities within a short walk.

Entrance Hallway

The private front door opens into the space which has the stairway leading to the first floor. Storage cupboards, carpet and ceiling light.

Landing

Carpet, ceiling light and powerpoints.

Kitchen 10'2" x 8'6" (3.1 x 2.6)

Fitted with a range of wall and floor units finished with cream cabinetry and stone effect worktop. Ceramic hob, electric oven with extractor over, space and plumbing for washing machine and fridge freezer. Stainless steel sink with mixer tap that is set beneath double glazed window. Cast iron fireplace. Ceiling light, vinyl flooring and powerpoints. Archway to;

Dining Room 10'2" x 9'2" (3.1 x 2.8)

Carpet, double glazed window, electric heater, ornate cast iron fireplace, powerpoints and ceiling light.

Shower Room

Shower enclosure with glazed screen and rainfall style shower head. Pedestal basin, toilet, partly tiled walls, vinyl flooring, extractor, double glazed window with frosted glass glazing. Light and cupboard housing hot water cylinder.

Bedroom One 13'1" x 10'9" (4 x 3.3)

Double glazed window to the front aspect with views over the neighbouring farmland. Carpets, ceiling light and powerpoints.

Lounge 15'8" x 11'5" into bay window (4.78m x 3.48m into bay window)

Double glazed box window to the front electric aspect. Electric wall heater, ceiling light, carpet, power points and door through to;

Stairway

Window and stairway to second floor.

Landing

Double glazed window, carpet and ceiling light.

Bedroom Three 10'9" x 6'6" (3.3 x 2)

Double glazed window to the front. Skeliling, carpet, power points and ceiling light.

Bedroom Two 10'5" x 8'10" (3.2 x 2.7)

Carpet, electric heater, double glazed window with views over neighbouring farmland, ceiling light and powerpoints. Skeliling.

Shower Room

Corner shower cubicle, pedestal basin and toilet. Velux window, extractor, ceiling light and vinyl flooring.

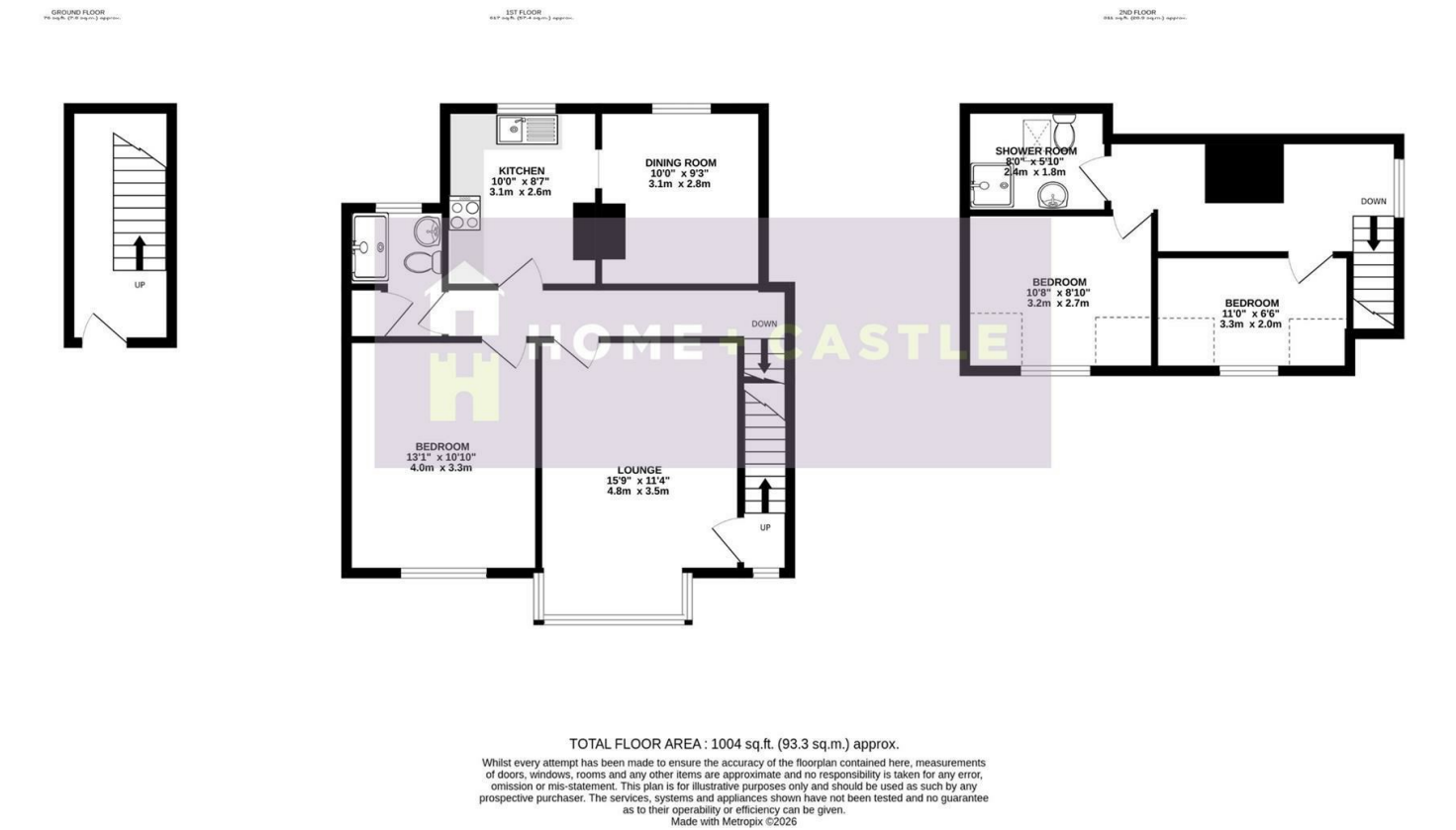
Additional Information

EPC Rating: D

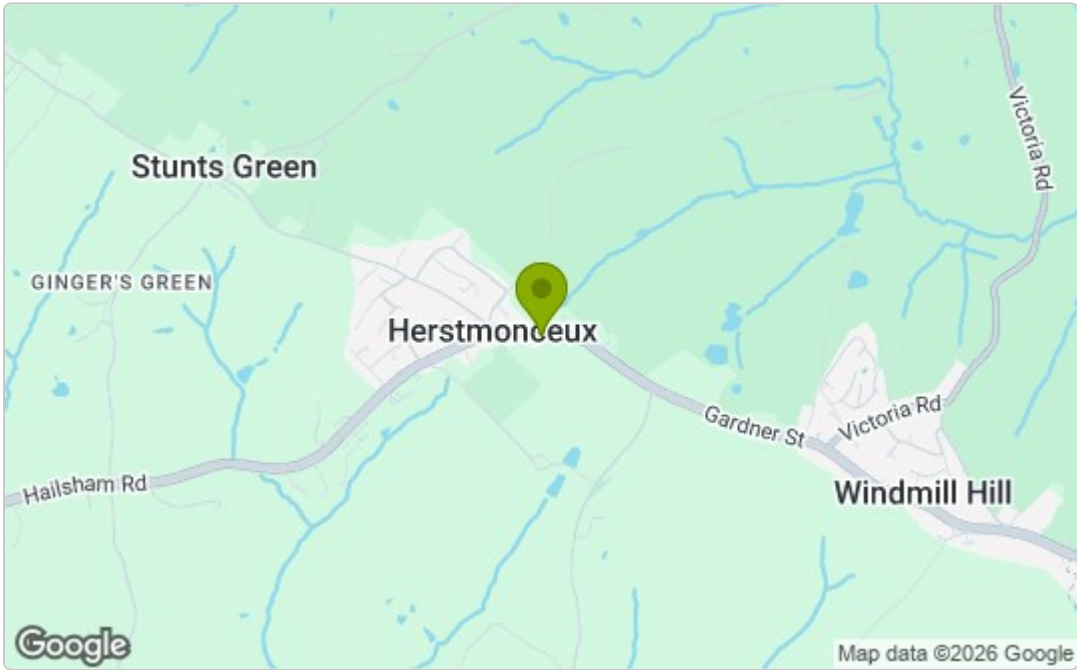
Council Tax Band: B

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

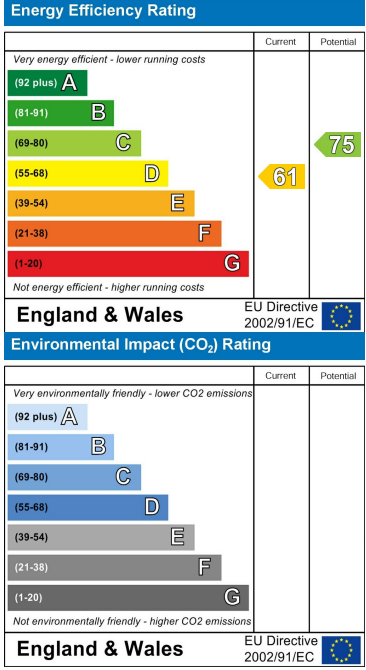
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.