



OAKFIELD



Deanland Road, Hailsham  
£2,500 Per Calendar Month



# SUMMARY

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This impressive four-bedroom semi-detached home is one of just six newly built properties situated within a private road, offering spacious and versatile accommodation perfectly suited to modern family living.

Upon entering, you are welcomed by a generous entrance hall, providing access to the dual-aspect living room and the stunning open-plan kitchen, dining and family room. The contemporary fitted kitchen is equipped with two ovens, a hob, an integrated fridge/freezer, and an integrated dishwasher. A separate utility room, located off the kitchen, provides space and plumbing for a washing machine and additional space for a tumble dryer. The ground floor cloakroom is accessed via the utility room.

The first floor features a spacious principal bedroom with a modern en-suite shower room. There are three further well-proportioned bedrooms and a family bathroom fitted with a bath and overhead shower.

Externally, the wraparound garden can be accessed from both the dining area and utility room, as well as via external side access. To the front, a large driveway provides off-road parking for multiple vehicles and benefits from an electric vehicle charging point.

Designed with energy efficiency in mind, the property features an air source heat pump, underfloor heating to the ground floor, and solar panels, helping to reduce running costs and environmental impact.



Please note that to meet the affordability criteria for referencing, a minimum household income of £90,000 per annum is required.



### Living Room

16'8" x 11'1"

### Kitchen/Dining/Family Room

28'2" x 11'1"

### Utility Room

6'8" x 6'8"

### WC

3'11" x 3'5"

### Bedroom One

17'4" x 11'1"

### Ensuite

10'1" x 4'3"

### Bedroom Two

11'1" x 10'2"

### Bedroom Three

11'1" x 8'2"

### Bedroom Four

11'5" x 8'1"

### Bathroom

7'8" x 5'10"

Council Tax Band TBC













# INFORMATION

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## Local Authority

Wealden District Council

## Council Tax Band

### New Build

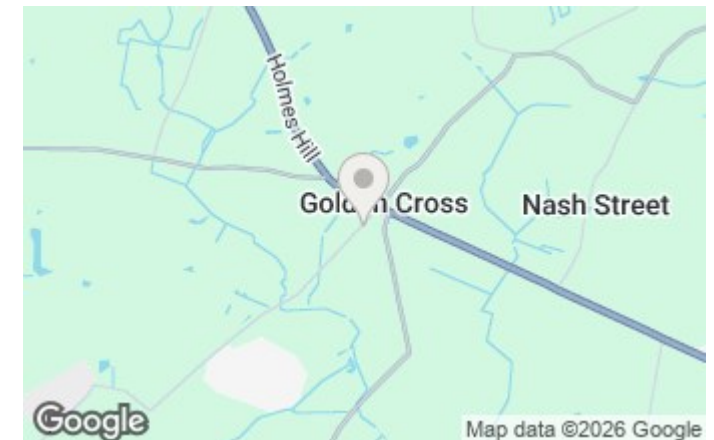
## Opening Hours

|                  |                 |
|------------------|-----------------|
| Monday to Friday | 9.00am - 5.30pm |
| Saturday         | 9.00am - 4.00pm |

## Viewings

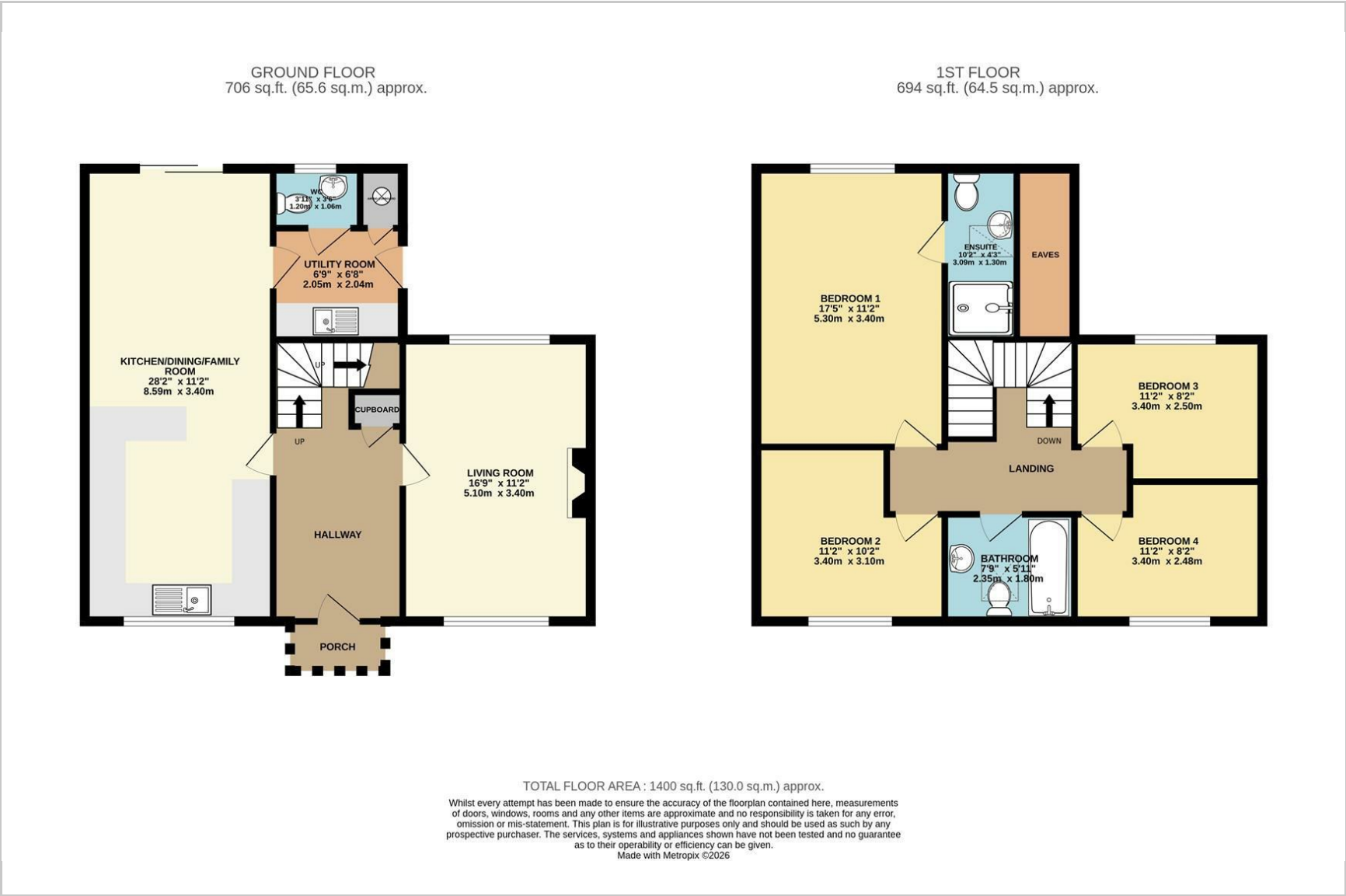
Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



Floorplan

Energy Efficiency Graph



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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