

Roland Dunn
Sales & Lettings

Garden Flat, Glenrise, High Street, Horam, Heathfield
£750 pcm

67 SQ M STUDIO WITH TERRACE AND BASEMENT STOREROOM **LET**

Most flats you walk up to. This one you walk down to. The Garden Flat sits below street level at the back of Glenrise, right on Horam High Street, with the pharmacy next door and the village stores, bakery and Spar a short walk away. The Cuckoo Trail runs through the village, eleven traffic-free miles of old railway line between Heathfield and Polegate, on foot or by bike. Heathfield itself is around three miles north, and the nearest railway station is Polegate.

At 67 sq m this is a studio with room to organise properly. The main room measures around 6.3m into the recess by 3.7m at its widest, and that recess is a proper alcove — deep enough to take the bed and leave the living end to itself. Not many studios can do that. The window at the living end looks out over the terrace to trees and open green beyond. Alongside it there is a separate entrance hall, a kitchen with blonde wood units under a granite-effect worktop, a four-ring gas hob and a wall-mounted boiler, and a bathroom with a panelled bath and shower. Gas central heating and uPVC double glazing to the principal rooms. Fresh paint has been applied where needed.

The basement storeroom is accessed from the kitchen rather than from outside. Around 5.4m by 2.4m, with painted brick walls, a strip light and a power point. Thirteen square metres of storage attached to a studio flat is unusual, and it is the kind of space that decides things: bikes, boxes, tools, everything a small flat normally has nowhere to put. Outside, the flat has its own railed terrace at the foot of the black metal staircase. The rent includes water charges, supply and wastewater. Available now. Take the tour first, arrange a viewing second — no sign-up, just click the link. Ready to see it in person? Use the call or email buttons on this listing.

Council Tax Band: A (Wealden District Council)
Deposit: £860
Garden details: Terrace
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Accessibility measures: Not suitable for wheelchair users

Communal Area Overview:
| Metal side gate to a walkway leading around to the rear of the building | Black metal staircase descending to the terrace and the flat's own entrance door |

Accommodation Overview:
| uPVC double-glazed entrance door | Entrance Hallway | Studio Room (measuring approximately 6.3m into the recess x 3.7m at the widest point) with a uPVC double-glazed window overlooking the terrace | Kitchen with a uPVC double-glazed window overlooking the side elevation | Bathroom with a panelled bath and shower, and a uPVC obscure glazed window overlooking the rear elevation | Basement Storeroom (measuring approximately 5.4m x 2.4m) accessed from the Kitchen, with a strip light and a power point |

Terrace Overview:
| Elevated terrace with metal railings, reached down the black metal staircase at the rear of the building, looking out over trees and open green beyond |

Explore the Virtual Tour:
A full virtual tour of this property is available now on our website and this Rightmove listing — no forms, no sign-ups, just click and explore.

Photography & Virtual Tour by Roland Dunn
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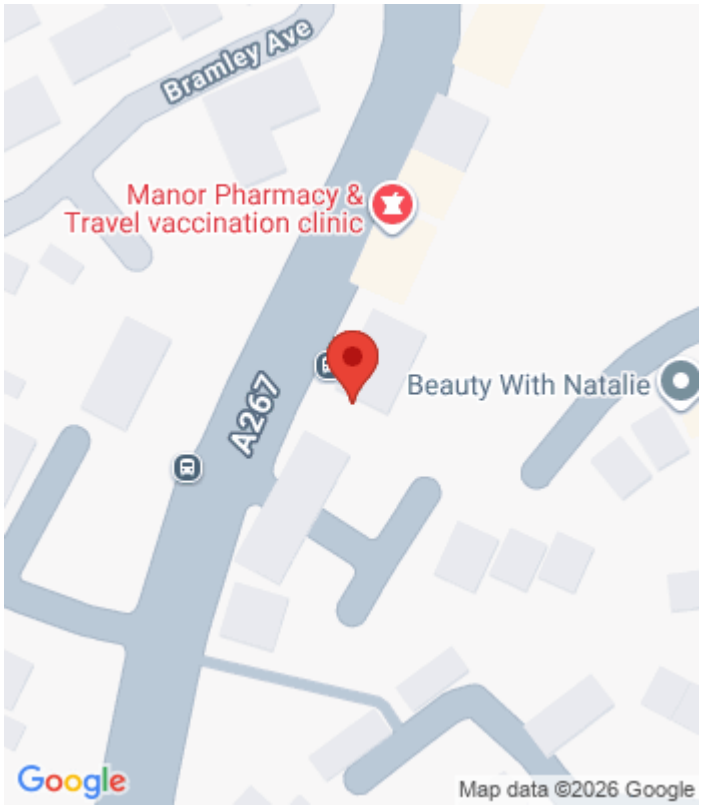


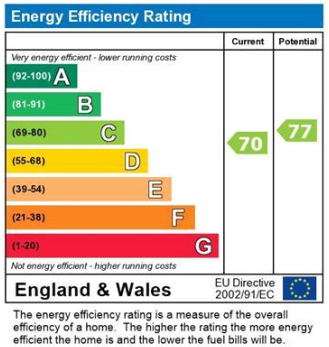






Disclaimer: The measurements and descriptions for this property have been supplied as a general guide. They are intended to help people who may be considering viewing the property for the first time. Roland Dunn Sales and Lettings have not conducted a detailed survey, nor tested the services, appliances, or specific fittings. The room sizes are approximate and cannot be relied upon when considering carpets, fittings, furniture or building works. Applicants must make their own assessment of the property and terms, before committing to rent or buy it. Please feel free to email info@rolanddunn.com if you would like to discuss this matter further.





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Viewing by appointment only
Roland Dunn Sales & Lettings Ltd
13 Station Road, Hailsham, East Sussex BN27 2BE
Tel: 01323848499 Email: info@rolanddunn.com Website: www.rolanddunn.com