

Roland Dunn
Sales & Lettings

Harebeating Drive, Hailsham
£1,295 pcm

Recently refurbished two-bedroom semi with rear parking **LET**

This one sits up. The land rises along this stretch of Harebeating Drive and the house rises with it, so the path from the pavement climbs a green bank and the front windows end up looking out over treetops, rooftops and chimneys rather than straight across at the houses opposite. From the street it reads as a big house. Inside it is a two-bedroom home and a nicely put-together one, just out of a full refurbishment and ready to move into.

Downstairs runs open-plan from front to back. You come in to a hallway with the stairs rising, through to the living area with its wide window to the front, and on through the dining area to a conservatory that runs across the rear - part brick, part uPVC, with a sloping roof, glazing to most of its sides, two radiators and patio doors opening onto the garden.

The kitchen is brand new. Pale grey units top and bottom, granite-effect worktops, a four-ring electric hob with an oven beneath it and a brushed steel splashback behind, a stainless steel sink and drainer, and genuine space and plumbing for a washing machine and a fridge freezer. New carpet runs through the living space, the stairs and both bedrooms, and the house has been freshly decorated with satin white woodwork.

Upstairs, the larger bedroom is at the front - the one with the outlook - and it comes fitted with a full range of wardrobes, hanging rails, shelving and shoe storage, plus two banks of overhead cupboards. On a two-bedroom house that is the difference between living in it and living around your own boxes. The second bedroom looks over the rear garden. The bathroom is new too: a white suite, a panelled bath with a thermostatic shower and glass screen over it, low-maintenance panelling around the bath, basin and WC, a heated towel rail, and a built-in cupboard with slatted shelving for the laundry.

Outside there is lawn and planted beds at the front behind a low brick wall, with a path running through a brick arch down the side to the back. The rear garden is lawned with a paved patio, timber fencing, an outside tap and hard standing for a large timber shed. Behind it a gate opens onto a private access road - a proper road you can drive down and turn in and out of, not a tight back alley - and the property's own allocated parking bay, generous enough for one large car with somewhere sensible for the bins.

Harebeating is a residential part of north Hailsham, a run of similar houses of the same period with a character of their own. Hawks Farm Primary is a walk up the road and the secondary school a walk down it, with local shops and a petrol station a few minutes away towards Horsebridge. The town centre - Tesco, Asda, Waitrose, the Freedom Leisure Centre and pool - is a couple of minutes straight down Battle Road by car, and Polegate station, with direct trains to London Victoria, is a short drive. Ready to see it in person? Use the call or email buttons on this listing.

Council Tax Band: C (Wealden District Council)
Deposit: £1,585
Parking options: Off Street
Garden details: Front Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Front Garden Overview:
| Area laid to lawn with planted beds behind a low red brick wall | Pathway and steps rising to the entrance door |

Ground-Floor Overview:
| Entrance Hallway | Living Area (measuring approximately 3.3m plus recesses x 3.2m) overlooking the front elevation | Dining Area (measuring approximately 3.6m x 2.4m) | Kitchen | Conservatory (measuring approximately 4.8m x 2.5m) overlooking the rear garden |

First-Floor Overview:
| Landing | Bedroom One (measuring approximately 5.1m into the furniture recess x 2.8m plus wardrobe recess) overlooking the front elevation | Bedroom Two (measuring approximately 2.9m x 2.7m) overlooking the rear elevation | Bathroom |

Rear Garden Overview:
| Area laid to lawn with a paved patio and a timber garden shed, enclosed by timber fencing, with an outside tap |

Parking Overview:
| Rear gate opening onto a private access road | Allocated off-road parking bay |











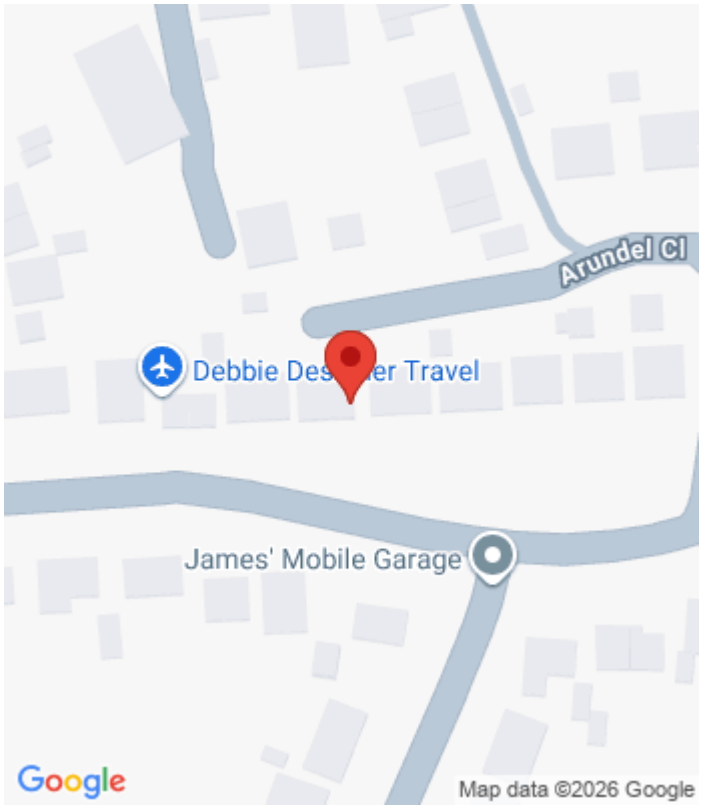


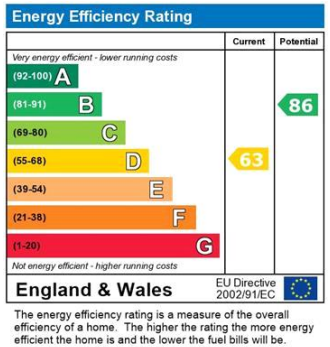







Disclaimer: The measurements and descriptions for this property have been supplied as a general guide. They are intended to help people who may be considering viewing the property for the first time. Roland Dunn Sales and Lettings have not conducted a detailed survey, nor tested the services, appliances, 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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