



## Directions

## Viewings

Viewings by arrangement only. Call 01825 701 030 to make an appointment.

## EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



26 Ashley Gardens, Amberstone, Hailsham, BN27 1NQ

£1,375 Per month

- Detached House
- Garage
- Open Plan Sitting/Dining Room
- Fence Enclosed Rear Garden
- Quiet Sought After Area
- Two Bedrooms
- Well Presented & Modern Home
- Modern Kitchen with Use of Appliances
- Gas Central Heating & Double Glazing
- EPC D - 67

## 26 Ashley Gardens, Hailsham BN27 1NQ

A well presented two bedroom detached house in a quiet and sought after area of North Hailsham.



Council Tax Band: C



A rarely available two bedroom detached house situated in Ashley Gardens on the North side of Hailsham in the Amberstone area.

The ground floor consists of a spacious open plan sitting room/dining room with patio doors to the garden. The kitchen is of a modern design with white fronted units and worktops, fitted oven, four ring gas hob and extractor fan, there is use of a washing machine, dishwasher and fridge/freezer. The first floor comprises one double bedroom with built in wardrobes and good size single bedroom. The bathroom comprises of bath with shower over, wash basin and low level WC.

Externally the property enjoys a good size fence enclosed garden with patio area, single garage with parking in front for one car and a paved frontage. Available from the beginning of March, unfurnished and available for a long term let.