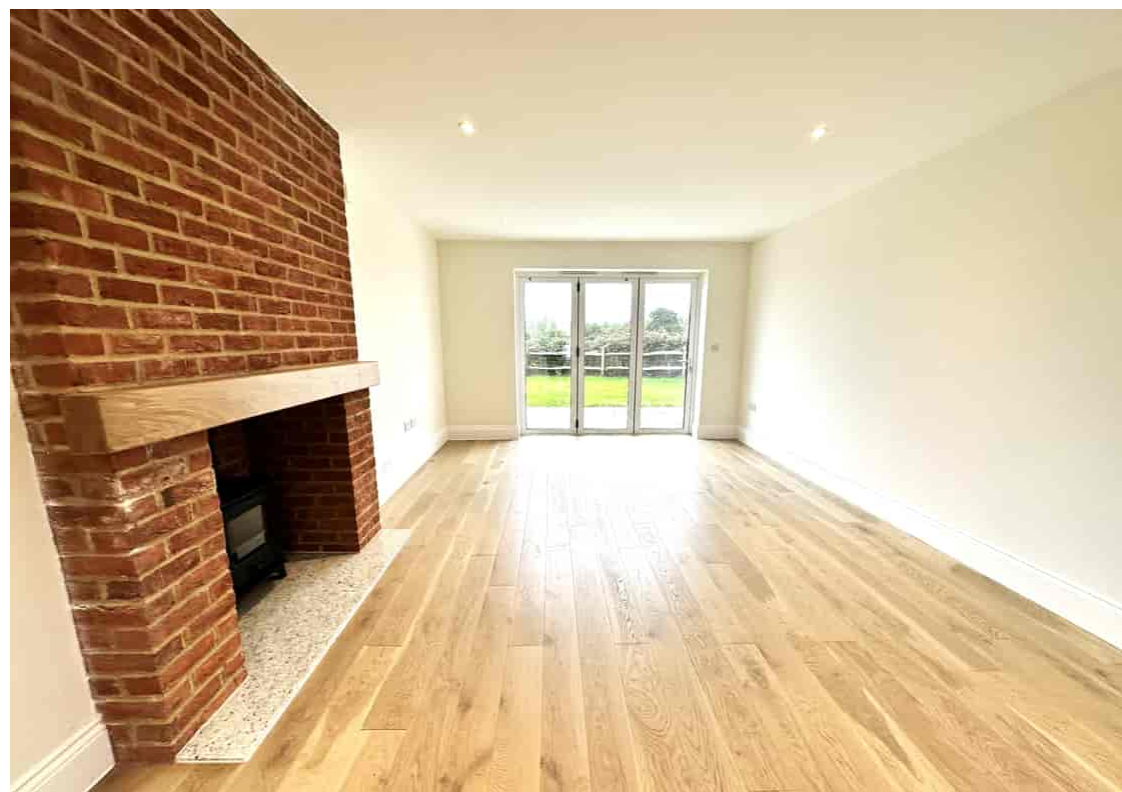




6 Horseshoe Place Windmill Hill, Hailsham, East Sussex, BN27 4GB
£1,850 pcm





Property Care are delighted to welcome to the lettings market this beautiful detached family home set in the semi rural Herstmonceux location just a short distance to the village with its array of local amenities, nearby restaurants and pubs and easy access onto the A271 to the neighbouring towns. This impressive new build development offers bright and spacious accommodation throughout and in brief comprises; Spacious double driveway with sloped path leading up to the Oak framed rain canopy, with composite door opening into the spacious entrance hallway offering understairs storage, a good size ground floor cloakroom toilet with hand wash basin, a spacious lounge with oak laminate flooring, log burner with surround and bi-fold doors leading onto the beautifully manicured rear garden with large south facing tiered patio, a bespoke country shaker style kitchen with composite stone work surfaces and matching island unit fitted with breakfast bar and integrated 5 burner hob, double oven, fridge freezer, dishwasher, washing machine and ample space for a separate dining table or potential second reception room. Stairs rising to the first floor landing offers access onto four large double bedrooms, a family bathroom fitted with a vanity sink, LED mirror, low level enclosed toilet, large bath with shower riser rail and glass shower screen, with the master bedroom offering a modern en-suite shower room with a walk in shower enclosure, enclosed low level toilet cistern, vanity sink and LED mirror. The property is beaming with ample natural lighting in addition to the neutral decoration and floor coverings to include oak laminate flooring bringing a modern and contemporary feel to this idyllic development whilst benefiting further from underfloor central heating to the ground floor with electric central heating and full double glazed sash windows, low energy lighting and plush carpets. This lovely family home is available to let mid December 2025 and internal viewings are a must to appreciate the size and spec of the property and a minimum annual income of £55,500 per household is required to be eligible for this property and internal viewings are highly recommended, for additional information or to arrange your internal viewing, please contact our office on 01424 224488.

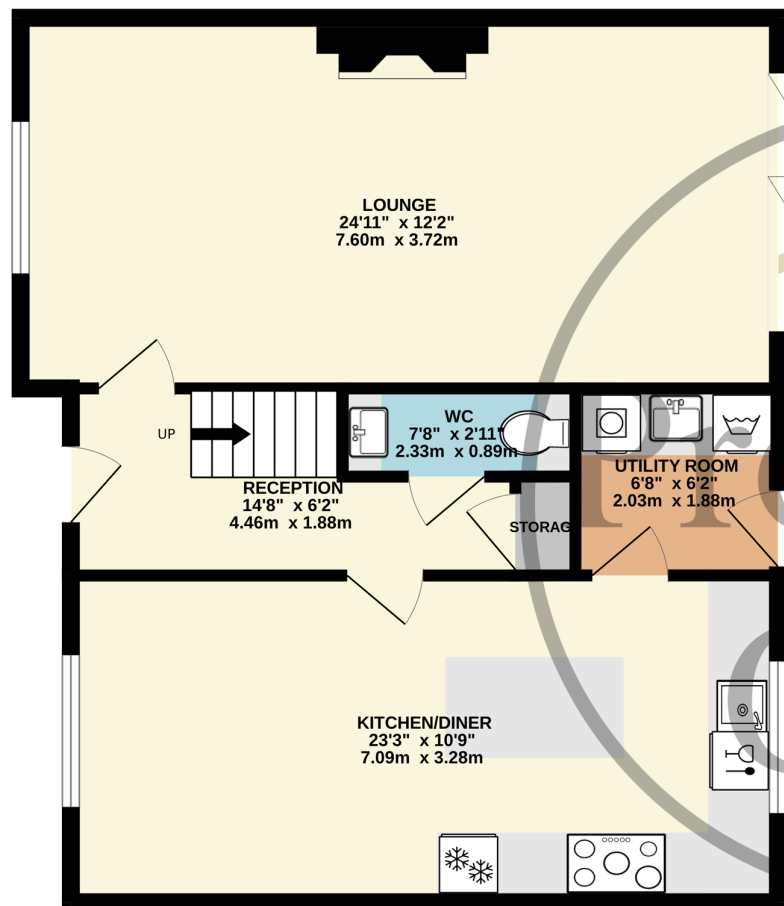
1x Weeks holding deposit = £426.92

5x Weeks security deposit = £2134.61

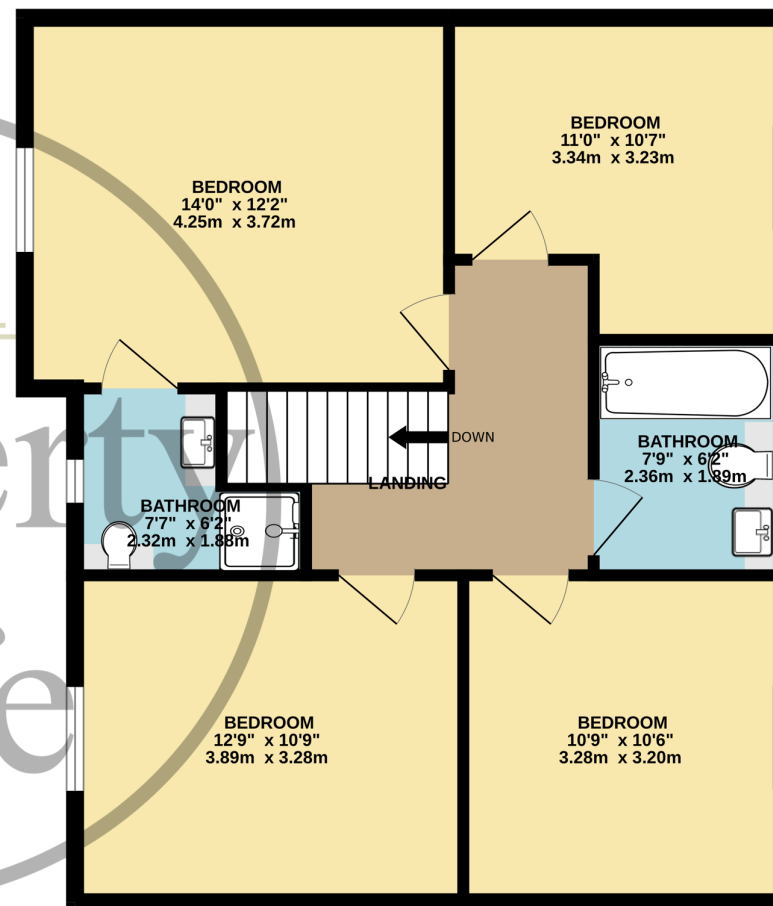
Minimum income required = £55,500



GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.




TOTAL FLOOR AREA : 1390 sq.ft. (129.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bedrooms: 3
Receptions: 2
Council Tax: Band F
Council Tax: Rate 3696.91
Parking Types: Driveway.
Heating Sources: Air Source Heat Pump. Central. Electric.
Electricity Supply: Mains Supply.
EPC Rating: B (90)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access. Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Here at Property Cafe Limited we believe in full transparency and with the introduction of the Material Information Act, under the guidance of the 'National Trading Standards Estate and Lettings Agency Team' (NTSEALAT), 'Estate Agents Act 1979' and the 'Property Misdescription Act 1991', Every care has been taken to be as transparent and forthcoming with information described by the Act's in relation to the property and it's particulars.

Successful candidates will be required to provide a holding deposit payment of one calendar week, inline with the 'Tenant Fees Act 2019', and will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants will be required to pay a security deposit value of upto five calendar weeks, to be registered in conjunction with the Tenancy Deposit Protection Schemes (TDP) consisting of; Deposit Protection Service, Mydeposits and Tenancy Deposit Service which are refundable upon successfully vacating the property subject to term and conditions set out in their leasing agreement. All information has been given in good faith and provided by third parties and therefore may be subject to changes.

- Detached family home to let.
 - Idyllic semi rural Herstmonceux location
 - Four double bedrooms
 - Spacious double driveway
 - Lawned rear garden with patio overlooking farmlands
- Newly built high standard development.
 - Bespoke fully integrated kitchen/diner
 - Family bathroom and master bedroom ensuite
 - Modern utility/laundry room.
 - Available mid December 2025.