



## Kingswood House, North Street, Hailsham

**£995 pcm**

2 bedroom flat to rent **LET**

This spacious second-floor flat is located in a well-maintained block close to the town centre. Features include a cherry wood-style kitchen with space to dine, a modern bathroom suite, freshly fitted carpets, lots of new paintwork, and an allocated parking space to the rear. Not suitable for pets.

Council Tax Band: B (Wealden District Council)  
Deposit: £1,145  
Holding Deposit: £225  
Parking options: Off Street

**Shared Entrance**

The entrance lobby has a staircase rising through the centre of the space.

**Private Hallway**

**Living Room**

This room measures approximately 4.8m at its widest point x 3.5m at its widest point.

**Kitchen/Dining Room**

**Bedroom One**

This room measures approximately 3.1m plus door recess x 3.1m at its widest point.

**Bedroom Two**

This room measures approximately 3m at its widest point x 2.8m at its widest point.

**Bathroom**

**Allocated Parking**


Numbered parking space in the resident's car park at the rear of the building.





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](mailto:info@rolanddunn.com) if you would like to discuss this matter further.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(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		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.