



Doleham Hill, Hastings, TN35 4NA  
£1,250 Per Calendar Month



**Oliver  
& Bailey**

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01424 834000 | 01424 533 555

[Info@oliverbaileylettings.co.uk](mailto:Info@oliverbaileylettings.co.uk)  
[www.oliverbaileylettings.co.uk](http://www.oliverbaileylettings.co.uk)

**Entrance hall**

**Living room**

10'6" x 12'1" (3.21m x 3.69m)

**Kitchen**

14'0" x 9'6" (4.27m x 2.91m)

**Bathroom**

6'5" x 10'11" (1.96m x 3.35m)

**Landing**

**Bedroom**

12'9" x 9'4" (3.89m x 2.85m)

**Bedroom**

9'5" x 11'10" (2.88m x 3.62m)

**Garden**



**Furnished Options: Unfurnished**

**Council Tax Band: B**

**Available Date: 13th January 2026**

# Oliver & Bailey

**HIGH SPECIFICATION COTTAGE IN RURAL LOCATION...** Call Georgia or Robyn at Oliver & Bailey to view well presented two bedroom cottage.

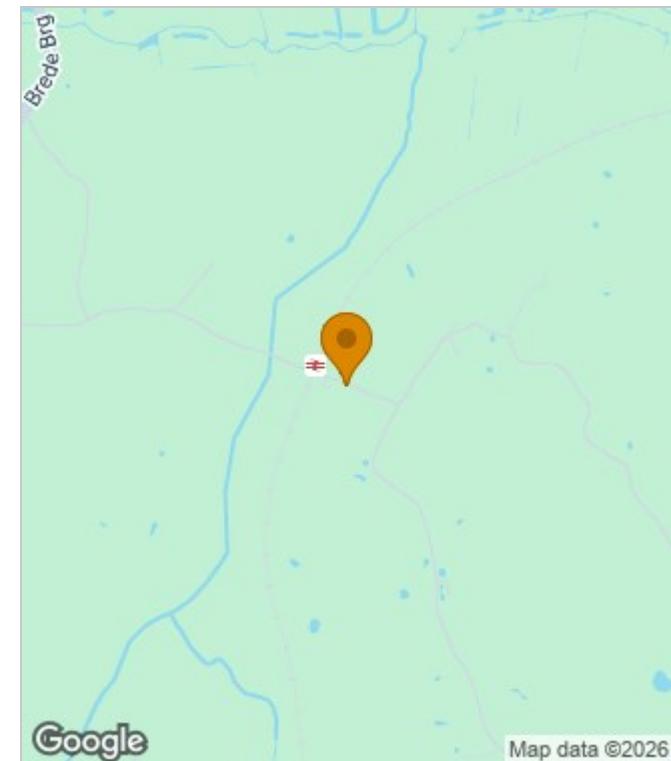
Located in Doleham Hill, the cottage overlooks idyllic fields and countryside, but is walking distance to Doleham Train Station with links to Hastings, Brighton and London.

Accommodation is bright throughout and comprises living room with stripped floorboards, log burner, modern fitted kitchen to the rear with integrated oven/hob and bathroom with freestanding roll top bath. On the first floor there are two bedrooms. Führer benefits to the property are double glazing throughout, large rear garden and EPC rating of a D.

## FLOORPLAN



## AREA MAP



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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