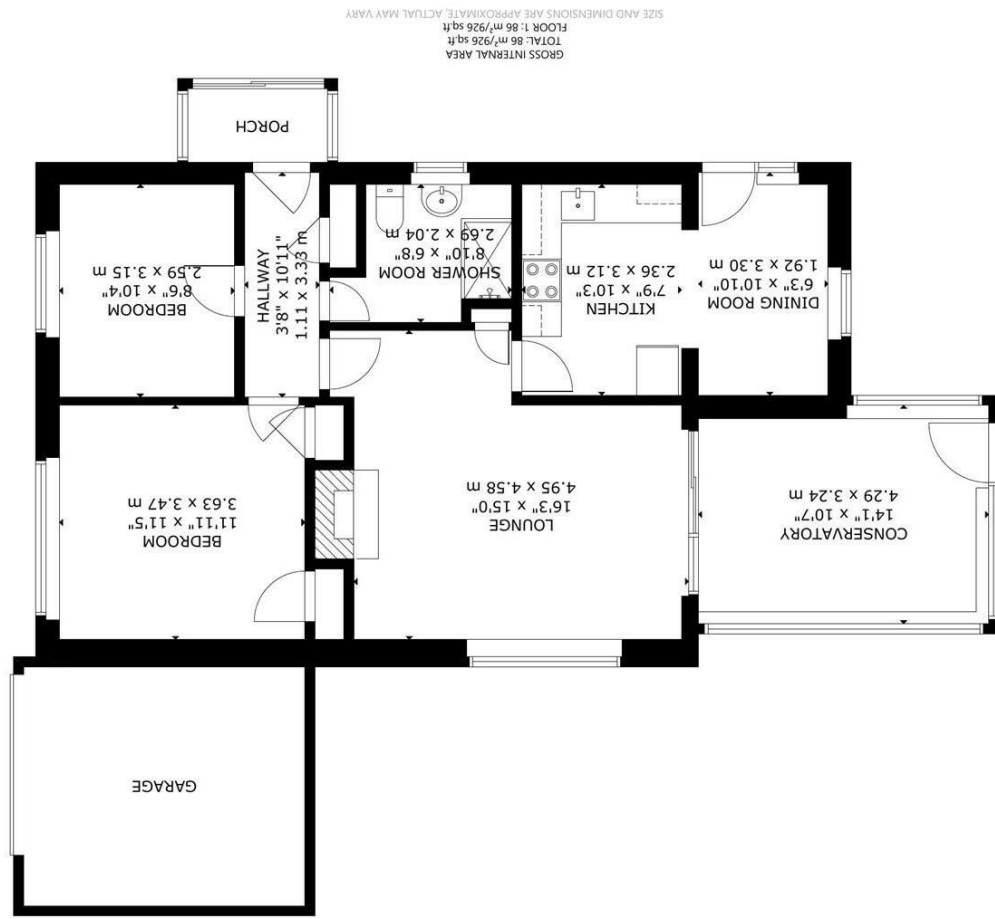
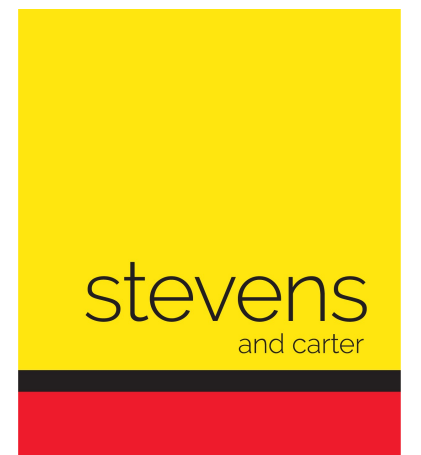


Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

England & Wales  
EU Directive  
2002/91/EC



Nursery Lane,



- 3D Virtual Tour
- No Onward Chain
- Downland Views
- Modern Extended Kitchen/Breakfast Room
- Spacious Lounge
- Conservatory
- Two Bedrooms
- Refitted Shower Room/WC
- Ample Off Road Parking & Garage

Freehold

£350,000

Offers Over

2 BEDROOM    2 RECEPTION    1 BATHROOM    1 GARAGE

Nursery Lane,

## Nursery Lane,

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### DESCRIPTION

3D Virtual Tour | No Onward Chain | Detached Bungalow | Sought After Location | Countryside Views | Modern Extended Kitchen Dining Room | Lounge | Conservatory | Ample Off Road Parking | Garage

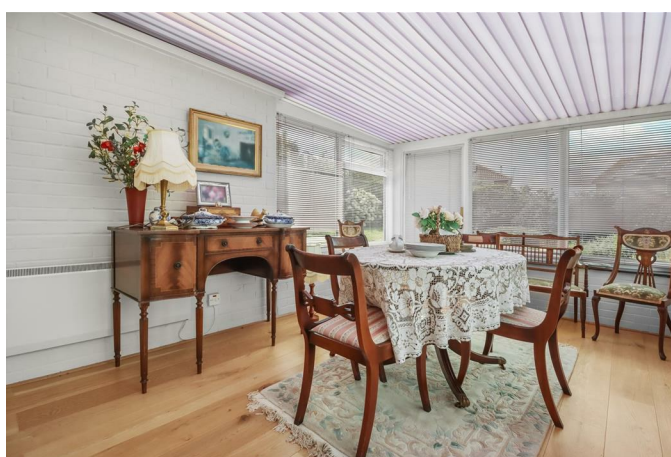
Don't miss this opportunity to acquire this well presented detached bungalow positioned in this sought after location. Situated in this village location of Herstmoncux it is the perfect peaceful location to raise a growing family or a place to retire too.

On approach the long driveway leads to an entrance porch, this is the perfect place for you to kick off your shoes before being welcomed into the entrance hall. From here, all rooms flow. Positioned to the rear is a modern and extended kitchen breakfast room, here you will find plenty of cupboards for storage, work surface and space for all your appliances, there is even room for a good size table and chairs. Windows and doors over look and afford access into the rear gardens.

The spacious lounge is positioned close by and offers plenty of space for all your soft furnishings and a feature fire place gives the room a focal point. Doors to the rear of the lounge lead into the conservatory. The current owners use this a dining room but the choice will be yours.

Two double bedrooms are situated to the front and both enjoy a pretty outlook over the front gardens and towards the Sussex Weald. These are serviced by a modern and refitted shower room/wc which comprises of a walk in shower, wash basin and WC.

Externally this bungalow offers mature front and back gardens which are stocked with a variety of planting alongside lawned areas and a patio. There is ample off road parking to the front which in turn leads to the single garage. Finally, this home is being sold with no onward chain so moving could be quicker than you think!



## Nursery Lane,

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### Entrance Porch

Hallway 3.33m x 1.12m (10'11 x 3'8 )

Lounge 4.95m x 4.57m (16'3 x 15'0)

Kitchen 3.12m x 2.36m (10'3 x 7'9)

Dining Room 3.30m x 1.91m (10'10 x 6'3)

Conservatory 4.29m x 3.23m (14'1 x 10'7)

Bedroom One 3.35m x 3.63m (11'15 x 11'11)

Bedroom Two 3.15m x 2.59m (10'4 x 8'6)

