




**stevens**  
and carter

- 3D Virtual Tour
- Cul-De-Sac Location
- Semi-Rural Setting
- Easy Access To Countryside Walks
- Sunny Aspect Garden
- Driveway To Garage
- Potential To Improve/Extend
- Electric Heating
- Shower Room



Freehold  
**£275,000**

 1 BEDROOM

 1 RECEPTION

 1 BATHROOM

 1 GARAGE

Coombe Close, Hailsham



## Coombe Close, Hailsham

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### DESCRIPTION

Tucked away in a quiet cul-de-sac in the heart of Windmill Hill, this charming one-bedroom semi-detached bungalow offers a fantastic opportunity for those looking to downsize or put their own stamp on a property.

The well-arranged accommodation includes an entrance hall, a comfortable lounge, a fitted kitchen, a double bedroom, and a bathroom. The property benefits from electric heating (as the village has no gas) and uPVC double glazing throughout. With further potential to extend to the side or rear (subject to planning permission), this home provides scope for future enhancements.

Externally, there is a lawned rear garden, a private driveway offering off-road parking, and a garage for additional storage. Conveniently located with easy access to local amenities and scenic countryside walks, this is a great find in a sought-after village setting!







## Coombe Close, Hailsham

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### Windmill Hill, Near Hailsham – A Charming Sussex V

Nestled in the picturesque Sussex countryside, Windmill Hill is a delightful and sought-after village located just a short drive from Hailsham. Known for its tranquil rural setting and strong sense of community, the village offers an idyllic escape from the hustle and bustle while still being well-connected to essential amenities.

#### Local Amenities & Conveniences

Windmill Hill boasts a welcoming village atmosphere with a strong sense of community. A key feature of the village is the Windmill Hill Windmill, a beautifully restored landmark and the largest post mill in Sussex, which stands as a reminder of the area's rich history. The village hall serves as a hub for social events and activities, bringing residents together throughout the year.

For everyday essentials and additional amenities, the nearby village of Herstmonceux (approximately 1.5 miles away) offers a range of shops and services. Here, you'll find the Geos Coffee House, a charming café perfect for a relaxed catch-up, alongside a convenience store, pharmacy, and local boutiques. Food lovers are well catered for, with the Indian restaurant and takeaway and a traditional fish and chip shop, both of which are popular among locals. For those looking for a great village pub, The Brewers Arms in Herstmonceux offers a warm atmosphere, a fine selection of drinks, and hearty homemade meals.

#### Leisure & Outdoor Activities

Windmill Hill is surrounded by stunning countryside, making it an excellent location for outdoor enthusiasts. There are scenic walking routes and cycling trails right on the doorstep, with access to

the Sussex Weald and South Downs National Park for those looking to explore further afield.

Just a short drive away is the historic Herstmonceux Castle and Observatory Science Centre, a fantastic attraction offering stunning gardens, fascinating exhibitions, and stargazing experiences. The area is also rich in wildlife, with several nature reserves nearby, making it a great spot for birdwatching and nature walks.

#### Transport & Accessibility

Despite its peaceful setting, Windmill Hill is well connected. The market town of Hailsham (approximately 4 miles away) offers a wider selection of supermarkets, shops, restaurants, and leisure facilities. Eastbourne, with its stunning seafront, theatres, and shopping centres, is around a 20-minute drive.

For commuters, Polegate railway station (approximately 7 miles away) provides direct train services to London Victoria, Brighton, and Hastings. The nearby A22 and A27 roads offer convenient routes across Sussex and beyond, ensuring easy access to major towns and cities.

#### Property & Lifestyle

Windmill Hill is a highly desirable location for those seeking village charm with modern convenience. The area is known for its character cottages, period homes, and bungalows, offering a variety of property styles to suit different needs. With its peaceful environment, friendly community, and stunning countryside surroundings, Windmill Hill is an ideal choice for retirees, families, and those looking for a rural retreat with excellent access to local amenities.

# Coombe Close, Hailsham

