



stevens
and carter

- 3D Virtual Tour
- Village Location
- Private Development
- Spacious Lounge
- Kitchen-Diner
- Log Burner
- Electric Heating
- Double Driveway
- Bus Route
- Closeby Amenities



Freehold
£395,000

 3 BEDROOM

 2 RECEPTION

 2 BATHROOM

 1 GARAGE

Monkey Puzzle Close, Hailsham

Monkey Puzzle Close, Hailsham

DESCRIPTION

This charming end of terrace family home is set within a highly sought-after village location and offers beautifully presented accommodation throughout.

The light and welcoming sitting room features a striking fireplace, now fitted with a new log burner and flue, creating a perfect focal point for the room and a cosy atmosphere on cooler evenings. French doors open out to the attractive rear garden, allowing natural light to fill the space.

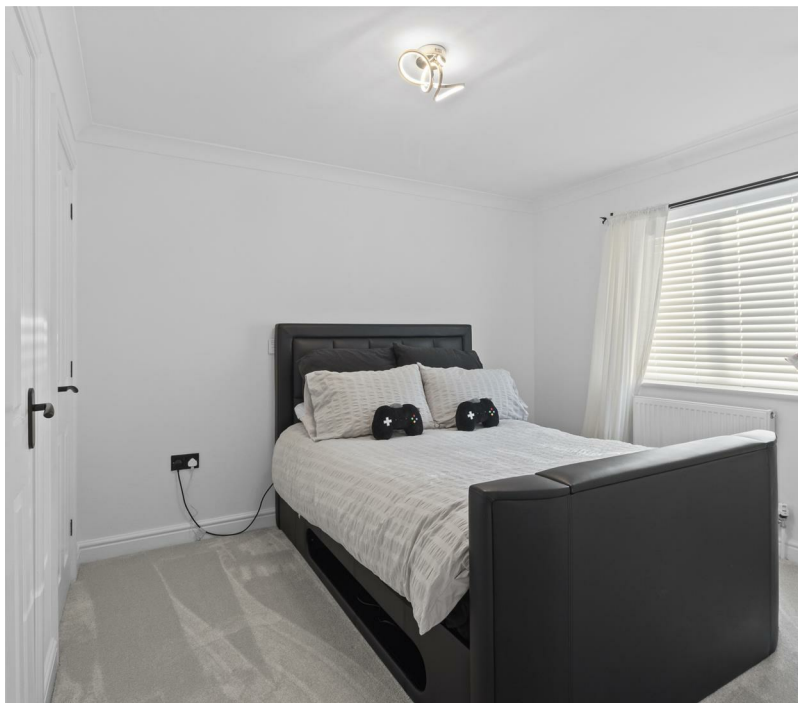
The kitchen and dining room provide an excellent space for family life and entertaining, fitted with a comprehensive range of modern units and integrated appliances including a fridge/freezer, washing machine, dishwasher, and eye-level double oven. Underfloor heating extends throughout this area and the adjoining cloakroom, adding a sense of comfort and warmth. There is ample space for a large dining table, ideal for family gatherings or relaxed suppers with friends.

On the first floor, the principal bedroom benefits from built-in wardrobes and a stylish en-suite shower room, both enjoying underfloor heating. There are two further bedrooms, one of which also has built-in wardrobes, together with a well-appointed family bathroom, again benefiting from underfloor heating.

The property has been thoughtfully updated by the present owners, with newly laid flooring throughout and the installation of a new electric boiler, improving both efficiency and presentation.

Outside, the house is complemented by gardens to the front, side, and rear, offering a variety of seating areas and established planting. To the rear there is a private paved driveway providing off-road parking for up to three vehicles, with additional visitor





Monkey Puzzle Close, Hailsham

The Area

Windmill Hill is a charming and sought-after village set within the parish of Herstmonceux, just a short drive from the market town of Hailsham. The area is surrounded by beautiful Sussex countryside and is home to the impressive Grade II* listed Windmill, which stands as a local landmark and a proud reminder of the village's heritage.

The village itself enjoys a friendly community atmosphere with a range of everyday amenities available in nearby Herstmonceux, including a doctors' surgery, convenience store, post office, and a choice of local pubs and eateries. Popular spots include Geo's Coffee House, a welcoming café serving artisan coffees and homemade cakes, The Sundial fine dining restaurant, a well-regarded Indian restaurant, and Willows Fish and Chip Shop, a local favourite for a takeaway. The nearby Brewers Arms offers traditional pub fare and a warm village setting, perfect for an evening meal or Sunday lunch.

Regular bus services connect Windmill Hill with surrounding towns including Hailsham, Bexhill, and Eastbourne, providing convenient access to a wider range of shops, schools, and leisure facilities. Hailsham is approximately four miles away and offers several supermarkets, a leisure centre, independent shops, and a weekly market, while Eastbourne's seafront and mainline rail links are around a twenty-minute drive.

For families, Herstmonceux Church of England Primary School is close by, with well-regarded secondary and further education options available in Hailsham and Heathfield. The surrounding area also offers numerous countryside walks, scenic cycling routes, and historic attractions, making it

ideal for those who enjoy outdoor pursuits and a relaxed village lifestyle.

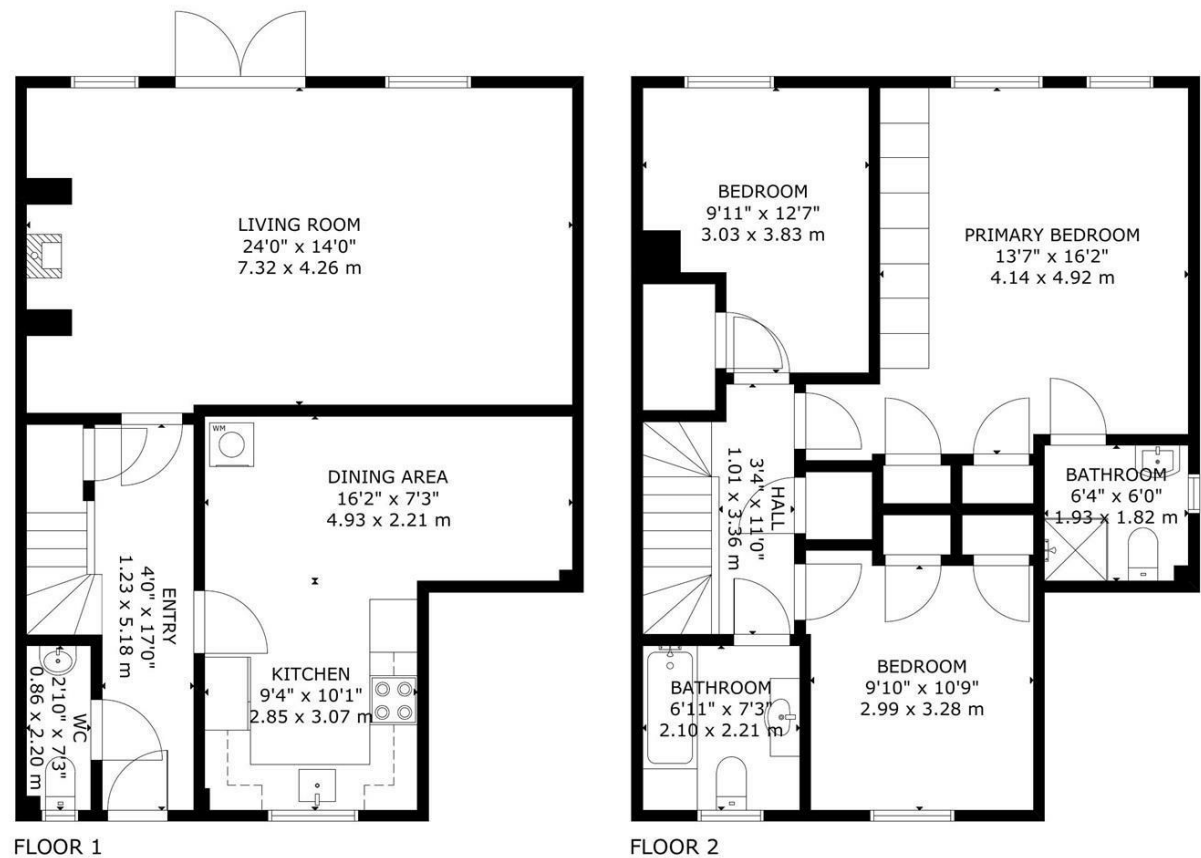
Blending rural charm with accessibility, Windmill Hill offers a quintessential Sussex village setting with a welcoming sense of community, all within easy reach of coastal and town amenities.

Lapsed Planning Consent

WD/2007/3612/F 10033417462 12 MONKEY
PUZZLE CLOSE, WINDMILL HILL, NEAR
HERSTMONCEUX, BN27 4ST. SINGLE STOREY
EXTENSION AT SIDE TO PROVIDE A UTILITY ROOM
07/12/2007 07/01/2008 Decision Issued



Monkey Puzzle Close, Hailsham



GROSS INTERNAL AREA
TOTAL: 130 m²/1,390 sq.ft
FLOOR 1: 65 m²/695 sq.ft, FLOOR 2: 65 m²/695 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

