



London Road  
Hurst Green, East Sussex, TN19 7QP

Guide price £775,000 Freehold

Wyatt  
Hughes

# LONDON ROAD, HURST GREEN, EAST SUSSEX, TN19 7QP

GUIDE PRICE £775,000 FREEHOLD

Boasting a fantastic central village location, this former public house enjoys six / seven bedrooms alongside generous living accommodation, plus two large, attached outbuildings.

Accessed from the rear garden, the main porch-covered doorway leads into a spacious kitchen/breakfast room. Enjoying pleasant views across the garden, it also hosts an array of units/worktops, with room for undercounter appliances. From here, two doorways offer access into either the inner hallway or the drawing room. Off the hall, you'll find a generous-sized utility room, with all necessary plumbing, and a separate downstairs shower room with WC. A large drawing room, in a L-shaped configuration, features intricate period detailing, which is complemented by a large wood-burning stove. The drawing room also offers access into a family room and wood-panelled dining room.

On the first floor, you'll discover a spacious landing. The master suite is a fabulous space, spanning the full depth of the property, featuring built-in wardrobes. Meanwhile, three further well-proportioned bedrooms can also be found. For added convenience, a family bathroom is complemented by an adjacent shower room, which includes a modern white suite. A study area also acts as an occasional bedroom if needed. Meanwhile on the second floor, you'll find two further double bedrooms. Externally, the home offers a plethora of delights, from the generous parking area for up to 8 vehicles and the sunny south-west-facing private garden offering views of the neighbouring church to the vast attached outbuildings, plus garden store. The property even benefits from a cellar.

With immediate access to the A21, the property is well placed to enjoy a range of amenities in the local area, including the village store, primary school, award-winning farm shop and mainline station situated under 2 miles away.

- 6 / 7 bedrooms • Detached • Parking for multiple cars • Rail Station 2 miles • Multiple outbuildings • Circa 3476 sq ft inc. outbuildings • Secluded s/w facing garden • Tax band D • Village Location • Grade II Listed



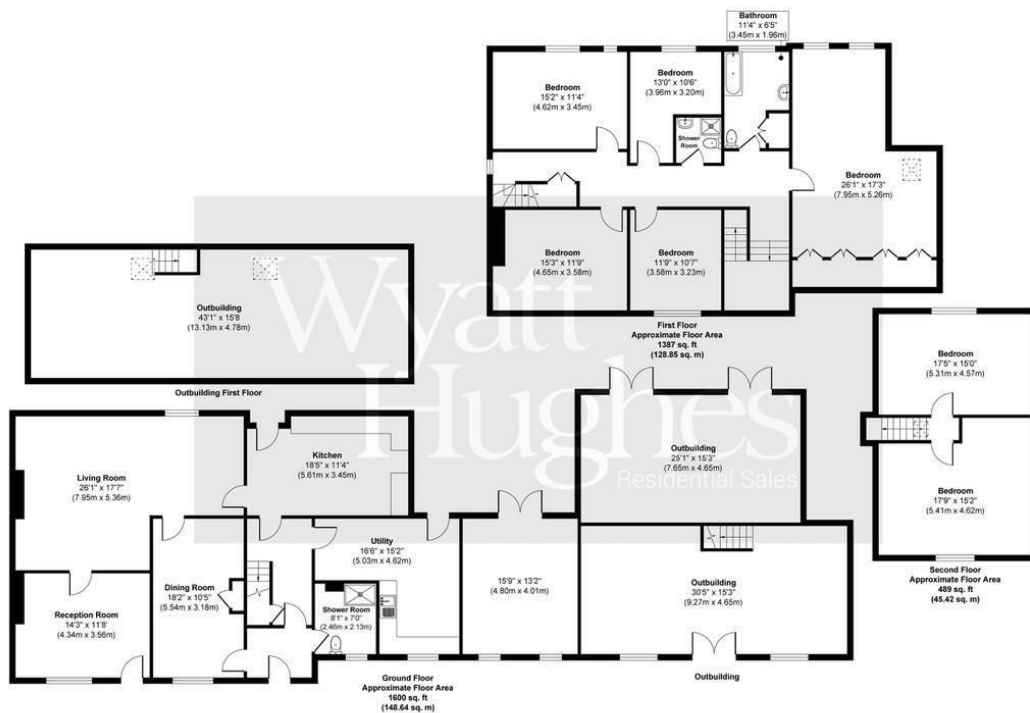


Illustration for identification purposes only, measurements are approximate, not to scale.  
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**Energy Efficiency Rating**

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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

