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5 Blanshard Close, Herstmonceux, East Sussex, BN27 4NF

Offers In Excess Of £349,950 Freehold

Nestled in the heart of this charming village of Herstmonceux, this exquisite terraced house on Blanshard Close offers a perfect blend of modern living and comfort. Built in 2008, the property boasts a high specification throughout. Upon entering, you are greeted by two inviting reception rooms divided by a wood burning stove providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the new kitchen, which is both stylish and functional, perfect for culinary enthusiasts. The property features four well-proportioned bedrooms, including an ensuite in the master suite, ensuring privacy and convenience for all family members. This home is not just a property; it is a lifestyle choice, situated in a peaceful location while still being within easy reach of extensive local amenities. With its modern features and spacious layout, this terraced house is a wonderful opportunity for anyone looking to settle in the picturesque surroundings of Herstmonceux. EPC=C



*** FOUR BEDROOMS WITH THE MASTER HAVING EN-SUITE * NEWLY INSTALLED KITCHEN * WOOD BURNING STOVE * ENTRANCE HALL * CLOAKROOM * LIVING ROOM * DINING AREA WITH BI-FOLDING DOORS * FAMILY BATHROOM/WC * GARDENS FRONT AND REAR * GARAGE * PARKING * EPC TBC**

The village of Herstmonceux is steeped in history and is home to Herstmonceux Castle, a brick-built castle dating from the 15th century and is believed to be one of the oldest significant brick buildings still standing in England. Royal Greenwich Observatory is located nearby and was built because of the expanse of clear sky Herstmonceux has to offer. Modern day amenities include an integrated health centre, community centre, local shops, bakery, cafe's, beauty rooms and a traditional country pub. Herstmonceux offers fabulous walks affording stunning views, sunsets and riverside strolls nearby.



ACCOMMODATION COMPRISES:

Composite entrance door leading into the

ENTRANCE HALL

Telephone point, understairs cupboard with light, smoke detector, tiled floor with under floor heating.

GROUND FLOOR CLOAKROOM

Low level wc, wash hand basin with cupboard below, half tiled walls, tiled floor with under floor heating, extractor fan.

KITCHEN/BREAKFAST ROOM

17'10" x 7'10" (5.44 x 2.39)

Recently installed kitchen comprising of white gloss fronted cupboards and pan drawers with quartz work surfaces with black glass upstands. Integrated eye level oven, fridge/freezer and four ring induction hob with extractor over. Under mounted stainless steel sink unit with grooved drainer, ceramic tiled flooring. Plumbing for dishwasher or washing machine, Dimplex thermostat, low voltage downlighters, LED display lighting.

LIVING ROOM

14'11" x 14'7" (4.55 x 4.45)

Thermostat controlled electric panel radiator, television point, Sky point, telephone point, inset ceiling spot lights, and recently installed wood burning stove. Open plan into

DINING ROOM

12'6" x 8'8" (3.81m x 2.64m)

By-folding doors to rear, sky light, tiled floor, inset ceiling spot lights.

Stairs rise from the entrance hall to:

FIRST FLOOR LANDING

Linen cupboard housing Dimplex fully insulated twin immersion hot tank.

BEDROOM TWO

13'1" x 8'4" (3.99 x 2.54)

Large built in double wardrobe, electric radiator, window to rear, part panelled walls.

BEDROOM THREE

12'2" x 8'3" (3.71 x 2.51)

Window to front, programmable electric radiator.

BEDROOM FOUR

9'0" x 6'4" (2.74 x 1.93)

Window to rear, electric radiator.

BATHROOM/WC

Suite comprising bath with twin hand grips, mixer tap and

shower hand grip, low level wc with concealed system, wash hand basin. Shaver point, heated towel rail, low voltage down lighters, fully tiled walls, ceramic tiled floor, extractor fan, window to front.

Stairs rise from the first floor landing to:

SECOND FLOOR LANDING

BEDROOM ONE

16'10" x 9'4" (5.13 x 2.84)

Large built in double wardrobe, television point, telephone point, electric programmable radiator, store cupboard with access to eaves, windows to front and rear with wooden blinds. Door to:

EN-SUITE SHOWER ROOM

Fully tiled walls, heated towels, velux window, shaver point, shower cubicle with MIRA shower mixer, low level wc with concealed system, wash hand basin, bathroom unit with cupboard and drawers.

REAR GARDEN

Area of decking, power outlet, south/westerly aspect, astro turfed. Outside security light, outside tap. Rear gate to garage and parking.

FRONT GARDEN

Small area of front lawn, path to front door.

GARAGE

Brick built garage with pitched slate roof with up and over door.

COUNCIL TAX

Tax band D. Wealden District Council.

MEASUREMENT DISCLAIMER

NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website: www.checker.ofcom.org.uk

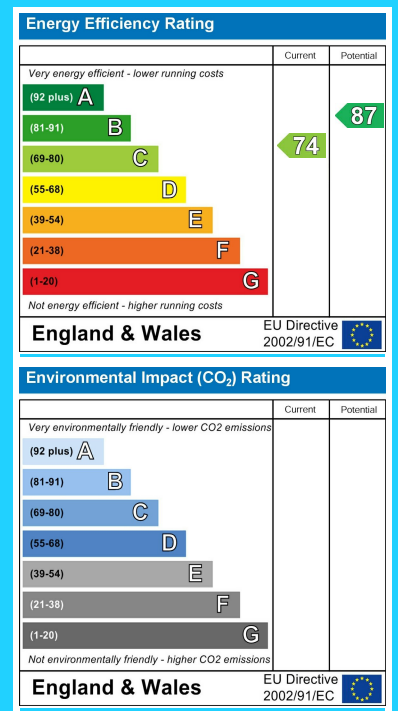
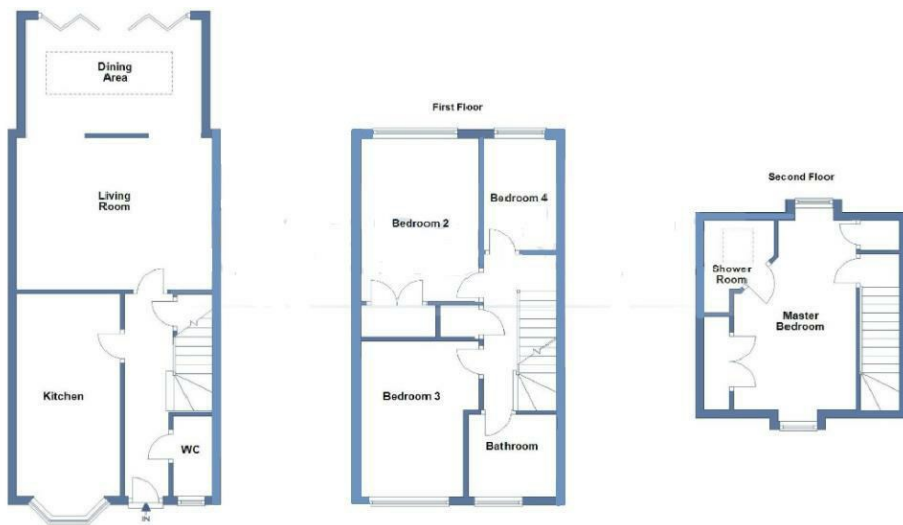
VIEWING INFORMATION

To view a property please contact TAYLOR ENGLELY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.









We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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