

Valuers, Land & Estate Agents

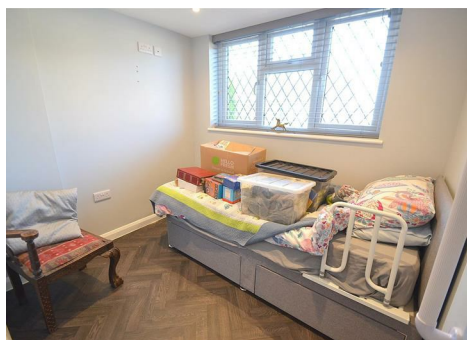
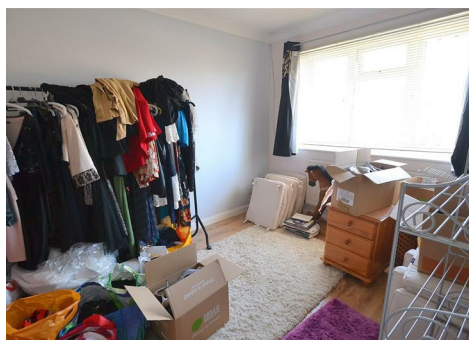
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Millbank Victoria Road, Herstmonceux, Herstmonceux, East Sussex, BN27 4TB

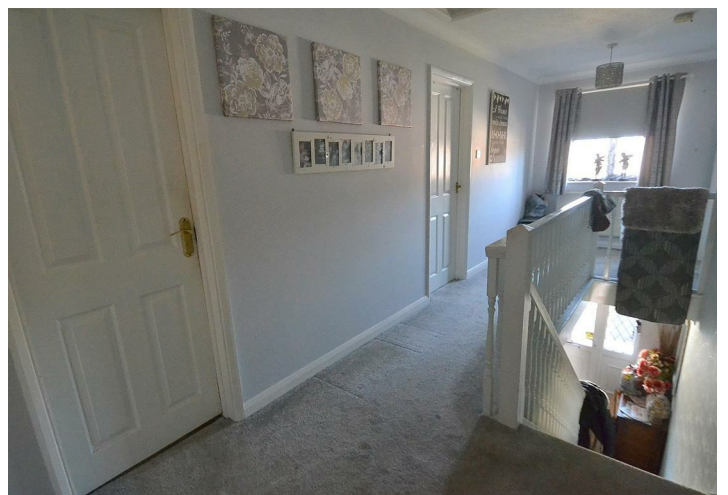
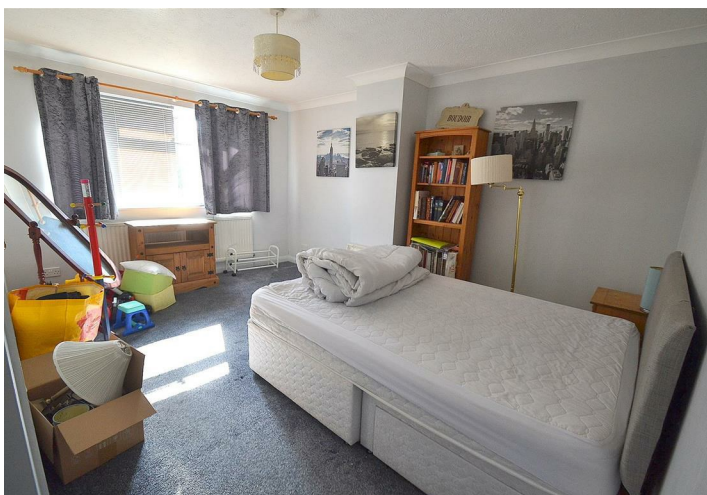
Price £475,000 Freehold

Substantial detached house in Windmill Hill, this five well-proportioned bedrooms with master en-suite this property is ideal for families seeking a village environment while still being close to local amenities. In addition to the main house, there is a one-bedroom annex, which presents an excellent opportunity for guests, extended family, the versatility of this space adds to the appeal of the property, catering to various lifestyle needs. The modern fitted kitchen is a highlight of the home, providing a stylish and functional space for culinary enthusiasts. The property also boasts three bathrooms, ensuring convenience for all residents and guests. This delightful property is a rare find combining spacious living with modern comforts in a picturesque setting. It is an ideal choice for those looking to settle in a welcoming village atmosphere. EPC=D.



*** DETACHED FIVE BEDROOM HOUSE OR 4 BEDROOMS AND ONE BEDROOM ANNEX *
CLOAKROOM * SITTING ROOM * DINING ROOM * MODERN FITTED KITCHEN * UTILITY * EN-
SUITE TO MASTER BEDROOM * FAMILY BATHROOM * DOUBLE GLAZED * OIL CENTRAL HEATING
* OFF ROAD PARKING * REAR GARDEN * VILLAGE LOCATION * EPC**

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

ENTRANCE DOOR LEADING INTO

HALLWAY

Wood effect laminate flooring , two covered radiators, stairs to first floor landing, Georgian style glazed door leading into

ANNEX

Built in cupboard, sliding door into

WET ROOM

7'5 x 4'6 (2.26m x 1.37m)

Aqua boarded walls, wash hand basin, low level flush wc, extractor fan, inset ceiling spotlights, heated chrome towel radiator, low bifolding doors lead into shower area with shower over.

CLOAKROOM

Obscure double glazed window to side, low level flush wc, sink

BEDROOM

8'2 x 17' narrowing to 8'2 (2.49m x 5.18m narrowing to 2.49m)

Wood effect laminate flooring, television aerial socket, inset ceiling spotlights, window to fornt.

STUDY

8'9 x 5'10 (2.67m x 1.78m)

Radiator, double glazed window to side, telephone point.

SITTING ROOM

17'4 x 14'7 (5.28m x 4.45m)

Double glazed sliding doors leading to the rear garden, double glazed window to rear, wood effect laminate flooring,

DINING ROOM

14'7 x 9'8 (4.45m x 2.95m)

Wood effect laminate flooring, radiator, double glazed window to the rear.

KITCHEN

14'5 x 11'2 (4.39m x 3.40m)

Fitted kitchen with wall and base units incorporating cupboards and drawers and display cabinets, built in pull out larder with shelving, built in larder fridge and freezer, eye level Beko double oven, built double stainless steel sink unit and drainer with mixer tap, ample work top space with matching upstands space for dishwasher, Lamona four ring induction hob with extractor over, wood effect laminate flooring, inset ceiling spot lights door to

UTILITY ROOM

5'9 x 5'9 (1.75m x 1.75m)

Obscure glazed door to side, part tiled, spaces for washing machine and tumble dryer

FIRST FLOOR LANDING

Hatch to loft space which is part boarded. Built in double airing cupboard with hot water cylinder and slatted shelving.

BEDROOM ONE

14'7 x 14'1 (4.45m x 4.29m)

Built in double wardrobe with hanging rail and overhead storage, radiator, window to the rear, door to

EN-SUITE BATHROOM

Low level flush wc, pedestal wash hand basin, bath with mixer tap and shower attachment, radiator, part tiled walls, obscure window to side, light and shaver socket.

BEDROOM TWO

11'4 x 14'5 narrowing to 12'2 (3.45m x 4.39m narrowing to 3.71m)

Double built in wardrobe with hanging rail and shelving and overhead storage, radiator, window to front.

BEDROOM THREE

14'7 x 10'7 (4.45m x 3.23m)

Built in double wardrobe with hanging rail and shelf and overhead storage, radiator, window to rear.

BEDROOM FOUR

8'8 x 11'11 (2.64m x 3.63m)

Radiator, double glazed window to the front, telephone socket, double wardrobe with hanging rail and shelf with overhead storage

FAMILY BATHROOM

Suit comprises of low level flush wc, pedestal wash hand basin, panel bath, shower cubicle, radiator, part tiled walls, light shaver socket, obscure window to side.

OUTSIDE TO FRONT

Gated off road parking gate leads to the rear

REAR GARDEN

Patio area with steps leading to an area of lawn with a variety of shrubs and trees.

BROADBAND AND MOBILE PHONE CHECKER

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

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band (F)

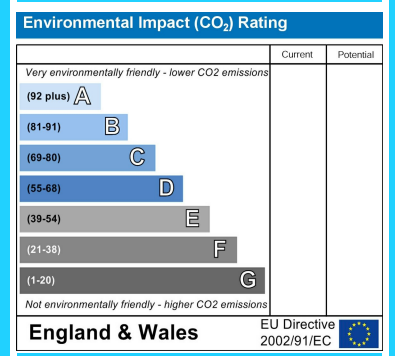
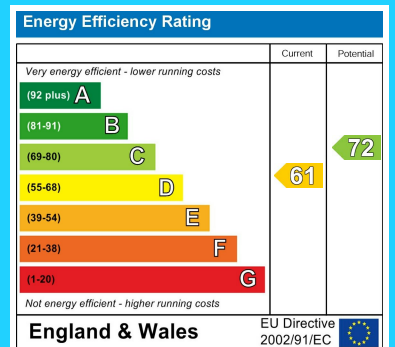
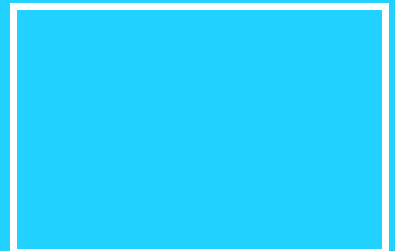
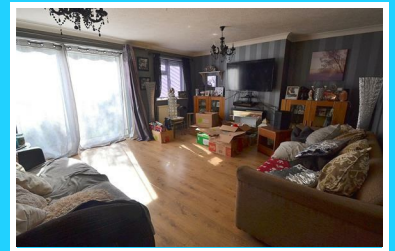
MEASUREMENT DISCLAIMER

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.

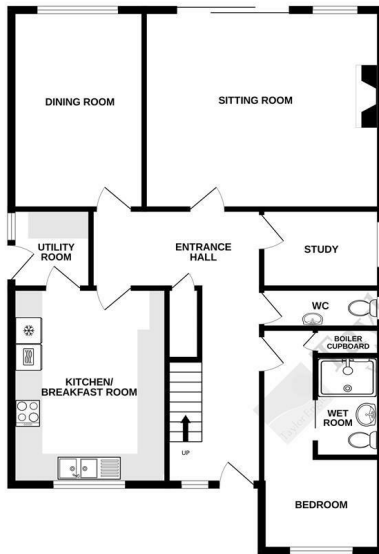




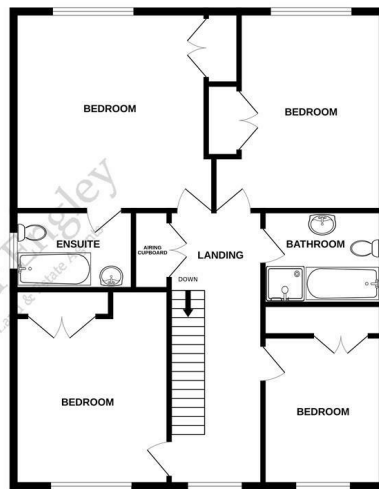




GROUND FLOOR
982 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA: 1928 sq.ft. (179.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplex G2025

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

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

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

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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