

**RUSH
WITT &
WILSON**



Waveney Windmill Hill, Hailsham, BN27 4RT
£530,000

This impressive detached house offers a perfect blend of comfort and elegance. Set in an elevated position, the property boasts stunning far-reaching views of the picturesque Sussex countryside, making it a delightful retreat for those who appreciate nature and within easy reach of the nearby school, shops, post office and station.

Upon entering, you are greeted by a spacious entrance hall that leads to three well-appointed reception rooms. The dual aspect sitting room, featuring a bay fronted window, is bathed in natural light and enhanced by a cosy wood-burning stove, creating an inviting atmosphere for relaxation. A versatile study, which can also serve as a fourth bedroom and a well-equipped shower room and ample built-in storage.

The heart of the home is undoubtedly the stunning kitchen and dining room, which is fitted with a comprehensive range of units. Trifolding doors seamlessly connect this space to the beautifully designed garden, perfect for al fresco dining and entertaining. A practical utility room adds to the convenience, especially after enjoying one of the many scenic countryside walks right on your doorstep.

The first floor comprises three further double bedrooms, all featuring built-in wardrobes. The master bedroom is a true highlight, complete with a Juliet balcony that offers breathtaking rooftop views across the rolling hills, as well as an en-suite shower room. A family bathroom serves the other bedrooms, ensuring ample facilities for family and guests alike.

Outside, the property is surrounded by a thoughtfully landscaped garden, which includes a large pergola-covered seating area, ideal for gatherings. The front garden is equally impressive, leading to a substantial parking area that accommodates up to four vehicles. The driveway provides additional parking and turning space, with access to a double garage that includes a workshop at the rear.



The property is approached either from a pathway from the rear where there is off street parking or there is further off street parking to the front of the property with steps leading up the front path to:-

Entrance Porch

Oak framed with exterior lighting and wooden and glazed door leading through to:

Inner Entrance Hall

5'2 x 3'9 (1.57m x 1.14m)

Radiator, ample space for coats and boots, double wooden and glazed doors leading through into:

Sitting Room

22'4 x 16' (6.81m x 4.88m)

Flooded with natural light and enjoying a double aspect via a double glazed window to side and a double glazed bay window to front aspect with a delightful rural outlook from the elevated position. ceiling lighting, bamboo flooring raised wood burning stove set on a slate tiled hearth and surround, spiral staircase leading to the first floor, radiator. (Disconnected under floor heating).

Study/Bedroom Four

12' x 10'6 extending to 12'8 into the bay (3.66m x 3.20m extending to 3.86m into the bay)

Double glazed bay window with a delightful outlook over the neighbouring countryside, radiator, attractive picture rail, two alcoves with built in shelving.

Inner Hallway

Hanging space for coats, bamboo flooring, two large walk in cupboards with open shelving housing the wall mounted LPG gas fire boiler, airing cupboard with open shelving and housing the hot water cylinder.

Shower Room

6'5 x 7'8 (1.96m x 2.34m)

Obscure glazed window to rear aspect. This exceptionally well appointed shower room comprises a low level concealed wc, wash hand basin with mixer tap, large walk in shower with fixed glass screen, fixed rainfall showerhead, hand held attachment, concealed fitments and directional body jets, tiled floor, part tiled walls, extractor fan, shaving point, chrome heated towel rail.

Kitchen/Dining Room

24'7 x 12' max reducing to 11' (7.49m x 3.66m max reducing to 3.35m)

A stunning room enjoying a double aspect with a double glazed bay window to side aspect and a set of double glazed Tri-folding doors providing views and access onto the rear garden. The kitchen comprises of a comprehensive range of cottage style wall and base units incorporating

dresser style glass display cabinets with wood effect work surface incorporating a breakfast bar area, one and a half bowl stainless steel sink unit with side drainer and mixer tap, integrated fridge/freezer, space for range oven, space and plumbing for dishwasher, feature exposed brick chimney, two double radiators, bamboo flooring, ample space for a large family dining table and door leading through to:

Utility Room

4'7 x 11'8 (1.40m x 3.56m)

Double glazed window to side, uPvc double glazed door providing access to the rear garden, wall and base units with a wood effect work surface, open shelving, single bowl stainless sink unit with side drainer and mixer tap, space for for washing machine and tumble dryer, tiled floor.

First Floor

Landing

8'1 x 8'3 incorporating the staircase (2.46m x 2.51m incorporating the staircase)

Velux window and built in storage cupboard, doors off to the following:

Bedroom One

6'5 x 13'5 (1.96m x 4.09m)

A delightful master suite enjoying a double aspect with an obscure double glazed window to the side and a set of double doors with a Juliet balcony enjoying a stunning outlook onto the rear garden and with roof top views extending across the Sussex countryside, radiator, extensive range of built in wardrobes with extra depth into the eaves space, door leading through to:

En-Suite Shower Room

7' x 6'2 (2.13m x 1.88m)

Obscure double glazed window to side aspect, low level wc, contemporary glass circular wash hand basin with mixer tap, large walk in shower with fixed glass screen and hand held attachment, part tiled walls, tiled floor, chrome heated towel rail, shaving point, extractor fan.

Bedroom Two

10'3 x 13'2 (3.12m x 4.01m)

Enjoying a double aspect with a Velux window to rear aspect and a double glazed window to the front, both enjoying delightful views of the surrounding countryside, built in wardrobe, radiator.

Bedroom Three

13' x 8'7 (3.96m x 2.62m)

Double aspect with a double glazed window to the front enjoying a delightful rural outlook and a Velux window to the rear with far reaching roof top countryside views, built in wardrobes, radiator.

Family Bathroom

6'7 x 8'3 (2.01m x 2.51m)

Double glazed window to front with a delightful rural outlook, low level wc, vanity wash hand basin with mixer tap and storage cupboard beneath, double ended bath with mixer tap and separate shower over, part tiled walls, tiled floor, chrome heated towel rail, shaving point.

Outside

Front Garden

Extensively landscaped garden with steps leading up from the parking area between well stocked flower, tree and shrub planted borders. To the very front of the property there are rose and flower beds enclosed with a palisade fencing with access to the rear of the property.

Rear Garden

The rear garden has been beautifully landscaped and is enclosed with a combination of close board fencing and hedgerow, it has been thoughtfully designed with a sandstone terrace running the rear of the property and extending up to a large entertaining seating area part of which has a vine covered pergola, extensively planted borders with flowers, shrubs, roses and a number of climbers, a steppingstone pathway leads to the garage, gated side access from the parking area, timber log store to side and greenhouse with electricity.

Detached Double Garage

18' x 18'8 (5.49m x 5.69m)

Remote operated door, pedestrian door accessed from the garden, eaves storage space, light and power, controls for the solar panels and extensive shelving along one wall, Door into:-

Workshop

18' x 5'8 (5.49m x 1.73m)

Accessed via the garden and garage with light and power.

Solar Panels

8 panels situated on the garage roof and 1 set of photovoltaic tubes on the house which heat the water. It should be noted that the vendors have the electric on a buy back to the electricity board and last year they had £750 credited to them.

Agents Note

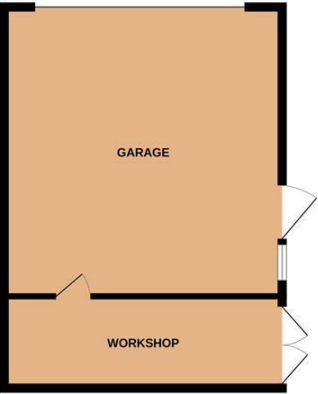
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – F



OUTSIDE
435 sq.ft. (40.4 sq.m.) approx.



GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1912 sq.ft. (177.6 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.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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