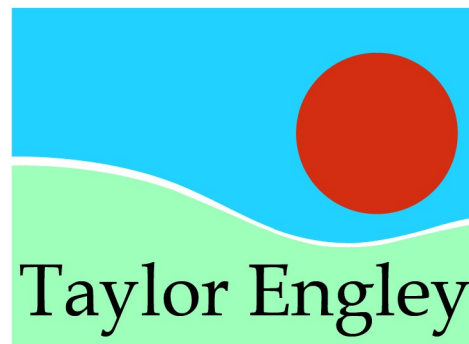


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**2 Bedlam Green West End, Herstmonceux, East Sussex, BN27 4NW**  
**Offers In The Region Of £279,950 Freehold**

**HIDDEN AWAY! A UNIQUE AND CHARMING TWO DOUBLE BEDROOM CHARACTER PROPERTY. LARGE SOUTH FACING GARDEN AND OFF ROAD PARKING - Bedlam Green forms a central part of a small terrace of three historic cottages which date back to the 17th Century, Grade II Listed and is situated in the heart of Herstmonceux Village. The property offers off road parking for two vehicles, reception with open fireplace, kitchen/breakfast room, downstairs bathroom/wc and two double bedrooms. The generous rear garden is South facing and is mainly lawn with a timber summerhouse. EPC E**



**\* PERIOD COTTAGE \* GOOD SIZE SOUTH FACING REAR GARDEN \* OFF ROAD PARKING FOR TWO VEHICLES \* RECEPTION WITH FIREPLACE \* KITCHEN/BREAKFAST ROOM \* DOWNSTAIRS BATHROOM/WC \* TWO DOUBLE BEDROOMS \* VILLAGE LOCATION \* N.B PLEASE NOTE THERE IS A FLYING FREEHOLD ADJCENT TO NO.3 AND SOME RESTRICTED HEAD HEIGHT INTERNALLY**

\*

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

Part glazed Georgian style door leading into sitting room (please note there is a restrictive head height into the sitting room from the front door)

## SITTING ROOM

Georgian style glazed windows to the front built in cupboard housing the fuse box and meters, fireplace with brick surround and hearth with bressumer over, exposed timbers, storage radiator, latch door leading into

## KITCHEN/DINING ROOM

Fitted with a range of wall and base units incorporating cupboards and drawers, spaces for cooker, washing machine, under counter fridge and freezer, worktop space, part tiled, one and half bowl stainless steel sink unit and double drainer, double glazed window overlooking the rear garden built in larder with shelving, stairs to the first floor, part glazed door to

## INNER LOBBY

Electric radiator, part obscure glazed door to the rear garden, latch door to

## BATHROOM/WC

Panel bath with shower screen and shower over, low level flush wx, pedestal wash hand basin, obscure double glazed window to the rear, part tiled, dimplex wall heater.

## FIRST FLOOR LANDING

Exposed timbers with doors to bedroom one and two.

## BEDROOM ONE

Two double glazed windows over looking the rear garden, exposed timbers, storage radiator, cupboard housing the hot water tank and further cupboard to side with slatted storage shelving

## BEDROOM TWO

Glazed windows overlooking the front, built in cupboards with storage shelving, exposed timbers, storage radiator, hatch to loft space.

## OUTSIDE TO FRONT

Private driveway leading to Bedlam Green Cottages there are two parking spaces to the front of No.2

## OUTSIDE TO REAR

Patio leading from the back door of the property with pathway to a timber summerhouse, turfed lawn and is enclosed by timber fencing, right of way rear access gate to neighbouring No.1

## COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band ( C ) currently set at £2,169.33 payable every 10 months

## N.B

PROPERTY UPRN NUMBER 100062259034  
SOME RESTRICTED HEAD HEIGHT INTERNALLY  
GRADE II LISTED  
FLYING FREEHOLD ABOVE THE SITTING ROOM  
ADJACENT TO NO.3 BEDLAM GREEN  
THERE IS NO MAINS GAS IN THE VILLAGE

## BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## 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.

## 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.

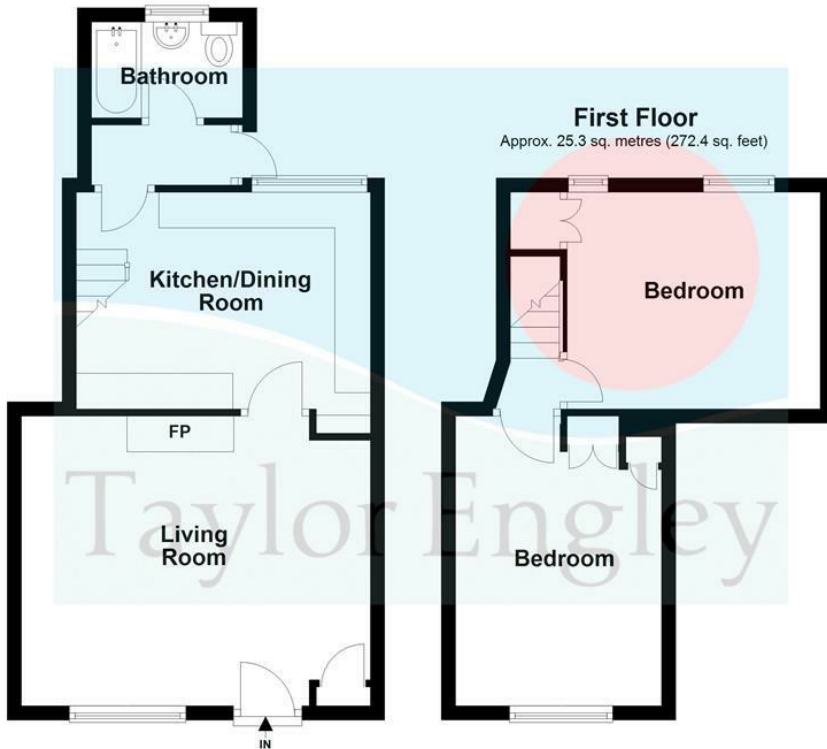






### Ground Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



Total area: approx. 63.9 sq. metres (687.8 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</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 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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