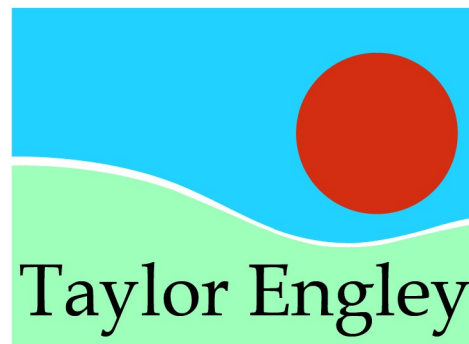


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Southdene Park View, Hailsham Road, Herstmonceux, Hailsham, BN27 4JP
Price £495,000 Freehold

*** CHAIN FREE*** Superb cul-de-sac location tucked away off the High Street in the village of Herstmonceux. Detached four bedroom chalet style property having good size accommodation and comprises of a modern kitchen, open plan sitting/dining room with open fireplace, two bedrooms to the ground floor with separate wc and bathroom/wc/utility room. To the upstairs comprises of two bedrooms with built in wardrobes and good storage facilities. The outside offers ample off road parking leading to a larger than average garage and secluded rear garden. Please note there is no mains gas in the village. EPC E



*** VILLAGE LOCATION * CHAIN FREE * DETACHED CHALET BUNGALOW * FOUR BEDROOMS * MODERN KITCHEN * SITTING/DINING ROOM * CLOAKROOM AND BATHROOM/WC/UTILITY TO THE DOWNSTAIRS * TWO BEDROOMS TO THE UPSTAIRS, AMPLE EAVES STORAGE AND BUILT IN CUPBOARDS * LARGE GARAGE * AMPLE OFF ROAD PARKING * GOOD SIZE REAR GARDEN * OIL FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS ***

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 UPVC door with double glazed windows to side leading into

KITCHEN

11'4 x 9'3 (3.45m x 2.82m)

Fitted with wall and base units incorporating cupboards and drawers including pan drawers, one and half bowl stainless steel sink unit and drainer with chrome mixer tap, space for dishwasher, fridge freezer. Eye level electric oven with microwave oven above, cupboard housing the oil boiler, five ring CDA ceramic hob with extractor over, shelving, part tiled walls. Georgian style glazed door leading into

SITTING ROOM/DINING ROOM

21'10 x 12'8 (6.65m x 3.86m)

Three radiators, two double glazed windows over looking the rear garden, York Stone open fireplace with log store to side, picture rails, television aerial socket, satellite point, stairs to first floor landing from the dining area with under stairs storage cupboard, wall mounted thermostat control. Door from the sitting area to

REAR PORCH

5'9 x 3'7 (1.75m x 1.09m)

Built of part brick wall with windows surround, part glazed door leading to the rear garden.

INNER HALLWAY

Radiator. Doors leading to Bedroom one, bedroom three/study, wc and bathroom/wc/utility

DOWNSTAIRS BEDROOM ONE

8'11 to wardrobes x 11' (2.72m to wardrobes x 3.35m)

Built in wardrobes with hanging rail and shelving with mirrored sliding doors, Georgian style double glazed window overlooking the front, radiator.

BEDROOM THREE DOWNSTAIRS/STUDY

10'1 x 7'5 (3.07m x 2.26m)

Georgian style double glazed window overlooking the front, radiator.

CLOAKROOM

6'2 x 3'2 (1.88m x 0.97m)

Low level flush wc, wash hand basin with tiled splash back and extractor fan.

BATHROOM/WC/UTILITY

10'5 x 6'2 (3.18m x 1.88m)

Obscure double glazed window to side, 'P' shaped bath with chrome mixer tap and hand held shower attachment, fully tiled bathing area, plumbing for washing machine with shelving

and cupboards over, pedestal wash hand basin with chrome taps, low level flush wc and radiator.

FIRST FLOOR LANDING

Built in airing cupboard with emersion tank, further walk in attic space with shelving (3'7 x 3'2) the opposite side there is a further half door leading to eaves storage. Doors to bedroom two and four

BEDROOM FOUR

12'3 x 8'6 (3.73m x 2.59m)

Georgian style double glazed window, built in eaves storage cupboard with hanging rail, and hatch to further eaves storage, satellite point.

BEDROOM TWO (CURRENTLY USED AS AN OFFICE SUITE)

10'11 x 12' (3.33m x 3.66m)

Two Georgian style double glazed windows, further Georgian style double glazed window overlooking the rear garden, built in eaves storage cupboards with hanging rail and hatch to further storage area, ample power sockets

OUTSIDE TO FRONT

Generous driveway to front and further leading to a good size garage, pedestrian access to the side to the rear garden and outside tap.

GARAGE

17'10 x 11'6 (5.44m x 3.51m)

Up and over door, power sockets and plumbing for washing machine, personal door to side leading to the rear garden.

REAR GARDEN

Patio area with steps up leading to good size garden which is mainly laid to lawn and landscaped flower borders, garden shed with further storage shed attached.

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 (E)

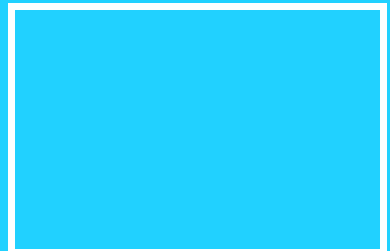
VIEWING INFORMATION

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.



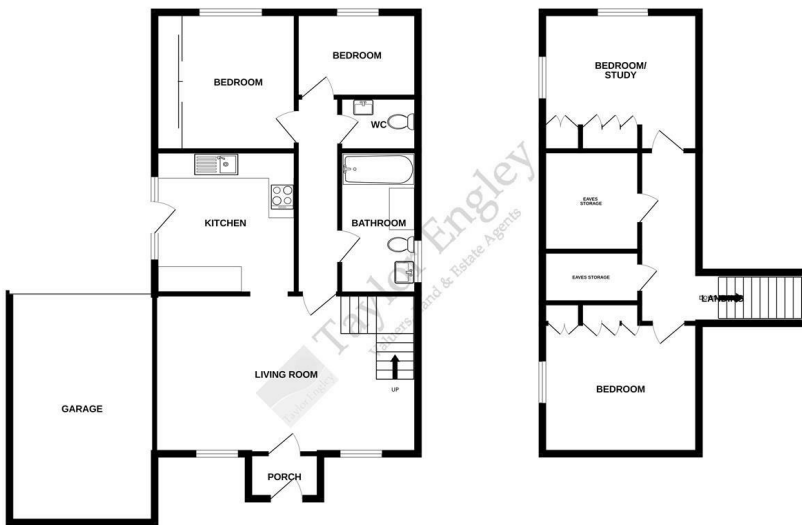






GROUND FLOOR
954 sq.ft. (88.6 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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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