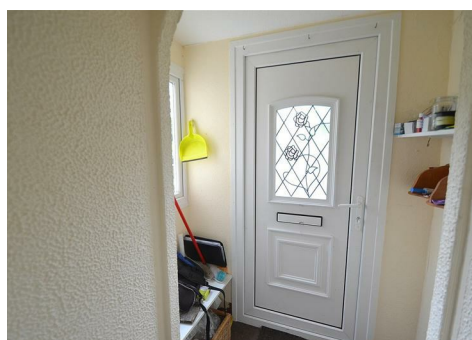
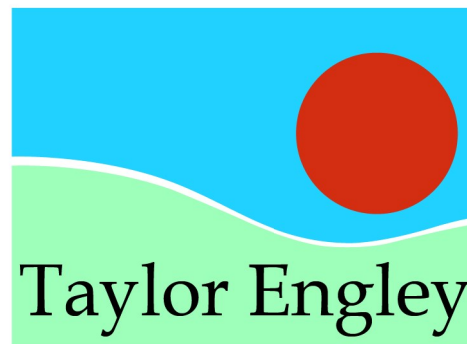


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**14 Cider Hollow Orchard View Park, Herstmonceux, East Sussex, BN27 4TY**  
**Price £120,000 Non-traditional**

**\*\* TRANQUIL AND PEACEFUL LOCATION \* SEATING BALCONY WITH VIEWS OVER A NATURAL WILDLIFE POND \* TWO BEDROOM DOUBLE UNIT PARK HOME WITH PARKING.** The property is situated within the popular Orchard view park site in Herstmonceux. Two double bedrooms, recently installed bathroom/wc, good size kitchen and spacious sitting/dining room with French doors leading to decking having a lovely vista towards the wildlife pond . Other benefits include parking, large storage unit and the seller has had the benefit of installing solar panels and further insulation to the underneath and roof space. Viewings are highly recommended - Pitch fee is currently £231 per month including water.

Buying a park home information can be found on [www.gov.uk/government/publications/buying-a-park-home](http://www.gov.uk/government/publications/buying-a-park-home). This property is a Tingdene Hayden Classic, 32ft x 20 ft built 1996. Over 55's and sorry no pets.





**\* DOUBLE UNIT PARK HOME \* TWO DOUBLE BEDROOMS \* RECENTLY FITTED BATHROOM/WC \* SITTING/DINGN ROOM WITH FRENCH DOORS TO THE REAR GARDEN \* FITTED KITCHEN \* BALCONY OVERLOOKING THE WILDLIFE POND \* PARKING \* GARDEN SHED \* GARDENS SURROUND \***

The village of Windmill Hill and 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, cafes, beauty rooms and a traditional country pub. Windmill Hill offers fabulous walks affording stunning views, sunsets and riverside strolls nearby.





Part decorative glazed UPVC door leading into:

### **INNER PORCH**

5'2" x 4'5" (1.57m x 1.35m)

UPVC double glazed window to side, UPVC door leading into:

### **KITCHEN**

10'02" x 9'07" (3.10m x 2.92m)

Kitchen is fitted with a full range of wall and base units, incorporating cupboards and drawers. Space for electric oven, spaces for washing machine and fridge freezer, strip lighting, extractor fan, UPVC double glazed window to front, stainless steel drainer sink unit with chrome mixer tap, radiator, door to:

### **SITTING ROOM**

19'07" x 14'09" narrowing to 9'04" (5.97m x 4.50m narrowing to 2.84m)

Radiator, UPVC double glazed windows overlooking wildlife pond, gas fireplace with decorative wood mantle and surround with inset tiled hearth, built in shelving, coving. Dining area has UPVC windows to front, UPVC French doors leading to decking area.

### **INNER HALLWAY**

Useful cupboard for storage.

### **BATHROOM**

5'06" x 6'05" (1.68m x 1.96m)

Newly installed white suite comprising of bath with chrome mixer tap and hand held shower over, low level flush WC, vanity wash hand basin with chrome mixer tap, further Triton shower over, extractor fan, aqua boarded walls and ceiling, inset ceiling spotlights, heated chrome towel radiator, door leading to useful cupboard area which houses the Baxi boiler (3 years old) and shelving.

### **BEDROOM ONE**

8'03" x 9'08" (2.51m x 2.95m)

Radiator, UPVC double glazed windows overlooking the front, built in wardrobe with hanging rail and storage and dressing table with drawers under and mirror fitted over, coving.

### **BEDROOM TWO**

8'08" x 7'08" (2.64m x 2.34m)

UPVC double glazed window to the rear, radiator, coving, built in wardrobes with hanging rail and storage space and built in dressing table with mirror over.

### **GARDEN**

Steps to front door, decking to the side overlooking the wildlife pond, storage shed, gardens wrap around the property, parking.

### **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](http://www.checker.ofcom.org.uk)

### **COUNCIL TAX BAND**

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

### **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.

### **N.B**

Pitch fee is £231 per month which includes the water.

(All details concerning the outgoings are subject to verification).

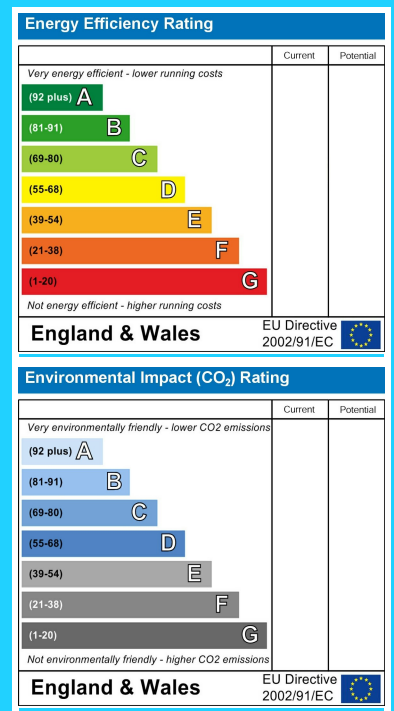












**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

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.

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