



**1 Flowers Green Church Road, Herstmonceux**  
Hailsham

Guide Price **£525,000**

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# 1 Flowers Green Church Road

Herstmonceux, Hailsham

A stunning and deceptively spacious 2 double bedroom, grade II listed semi-detached character cottage enjoying breath-taking views across the neighbouring countryside. Enviably positioned in the quaint and very desired hamlet of Flowers Green, on a quiet no through country lane, approximately 3/4 of a mile from the sought-after village of Herstmonceux.

This beautiful grade II listed country cottage, boasts a wealth of period features, overlooks adjacent farmland and enjoys picturesque far-reaching views where one can see the windmill at Windmill Hill and the observatories at the castle.

The property benefits from, in brief, on the ground floor; A useful entrance porch leading to a pretty and spacious country kitchen diner with an oil-fired Rayburn, a utility room and access to the rear garden. The dual aspect living room has central heating radiators and houses a log burning stove. From the entrance hallway a staircase rises to the first floor offering two double bedrooms and a modern bathroom, all enjoying a delightful outlook across the neighbouring countryside.

Outside, the generous rear garden is a particular feature of the property enjoying stunning far-reaching views across the neighbouring countryside bordered by post and rail fencing and mature hedges.







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Flowers Green is situated on the southern fringes of the historic village of Herstmonceux with the picturesque village providing a good range of everyday amenities including a small supermarket, post office, artisan shops, cafes and restaurants, a bakery, pharmacy, beautician, and a medical centre, as well as a highly rated primary school.

Hailsham town centre offers a more comprehensive range of shopping and leisure facilities including a cinema, popular leisure centre, supermarkets and schooling for all ages. Heathfield and Battle also offer primary schools that provide secondary education, as well as St Bedes, Battle Abbey, Mayfield Girls and St Andrews private schools. The mainline railway stations at Polegate and Battle each provide services to London and Brighton. To one side of the property is the driveway with parking for several vehicles and a single garage, the

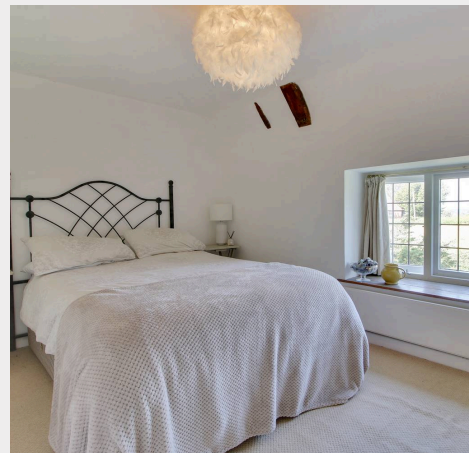
other garage is owned by the house next door. The front of the property is approached via a pretty front garden with mature planting bordered by box hedging.

EPC rating N/A

Council tax band E

Services: Oil fired central heating and private drainage

Service charge: £40 per annum to cover the share of emptying the cess pit



## Flowers Green, Hertmonceux, East Sussex, BN27

Approximate Gross Internal Area = 83.8 sq m / 902 sq ft

Garage = 12.4 sq m / 133 sq ft

Total = 96.2 sq m / 1035 sq ft

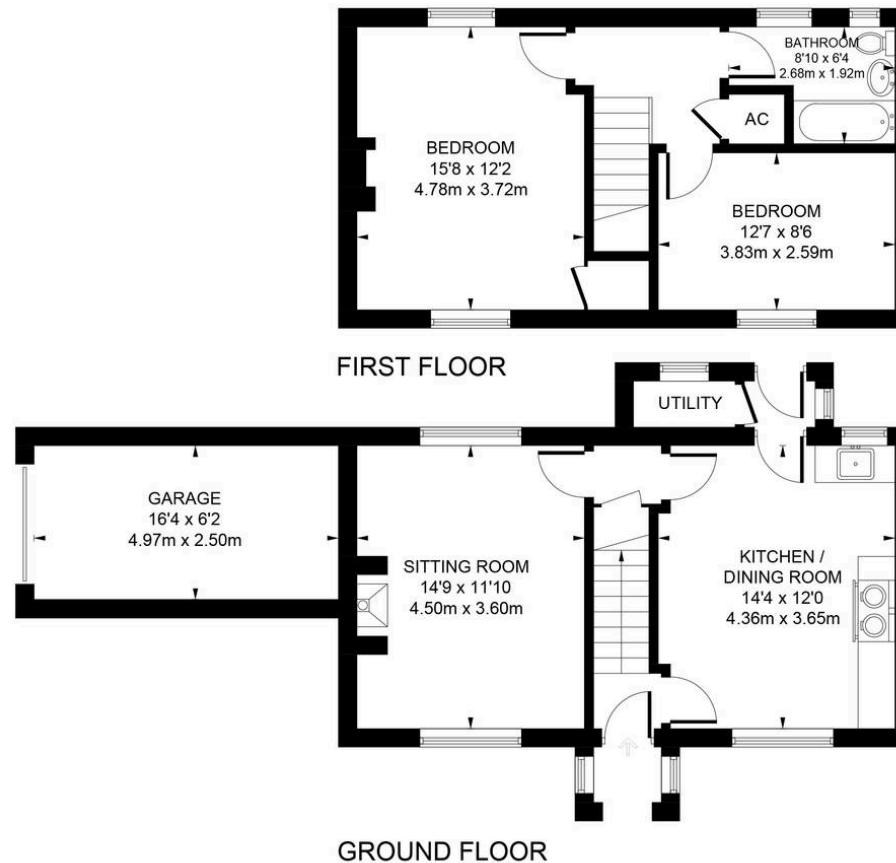


Illustration for identification purposes only, measurements are approximate, not to scale. [www.enviromapitd.co.uk](http://www.enviromapitd.co.uk) (ID968410)

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