



Eastbourne Road, Halland, BN8 6PT

£850,000 Freehold

**MANSELL  
McTAGGART**  
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# *in brief...*

- Exceptional 4 bedroom detached brand new barn
- Three bath/shower rooms
- 28'5 x 23'1 open plan kitchen/dining/living room with bi-fold doors
- Underfloor heating throughout

- South facing plot of 0.4 of an acre
- Triple aspect master bedroom with dressing room en-suite
- Detached two bay heritage style garage



## *in more detail...*

An exceptional 4 bedroom 3 bathroom detached brand new barn occupying a generous south facing size plot of 0.4 of an acre with a detached two bay heritage style garage. The whole enjoying stunning far reaching views across the adjoining farmland land and countryside beyond.

This magnificent single storey country home has been finished to a high contemporary specification with underfloor heating throughout supplied by an Air Source Heat Pump.

The accommodation extends to 1675 sq ft with a wealth of floor to ceiling glass intentionally designed to focus on the picturesque rural scenery. The main reception area is largely open plan hosting a beautifully designed handleless kitchen to one side with contrasting units, integrated and built-in Siemens appliances which include double ovens, retractable warming drawer and induction hob. A central island and breakfast bar lie centrally, the room is vaulted with impressive oak timbers, exposed brick walls and bi-fold doors opening to a large seating terrace.

From the entrance hallway there is a utility room, plant room and a family bathroom fitted with a white suite and comprising a freestanding bath. Flowing off the hallway are 4 bedrooms - most bedrooms having personal doors leading to the rear garden. There is a guest bedroom with en-suite and a triple aspect master bedroom with dressing room and shower room.

Outside the front of the property is approached via a five-bar gate and pea stone driveway which in turn leads to a detached timber framed garage. The rear garden is mainly laid to level lawn with a stone seating terrace adjoining the rear of the property.



## *the location...*

The property forms part of a brand new development of only three properties surrounded by open countryside and is situated off Eastbourne Road.

The historic and picturesque market town of Lewes is close by with a mainline railway station providing links to London, Brighton and all relevant connections. It has an excellent range of shops and restaurants and a variety of cultural, historical and leisure amenities. Lewes lies within the South Downs National Park providing wonderful opportunities for walking and recreation.

East Hoathly village centre is also nearby which boasts a shop/post office, public houses, church, recreation ground and tennis courts as well as numerous sports and social clubs.

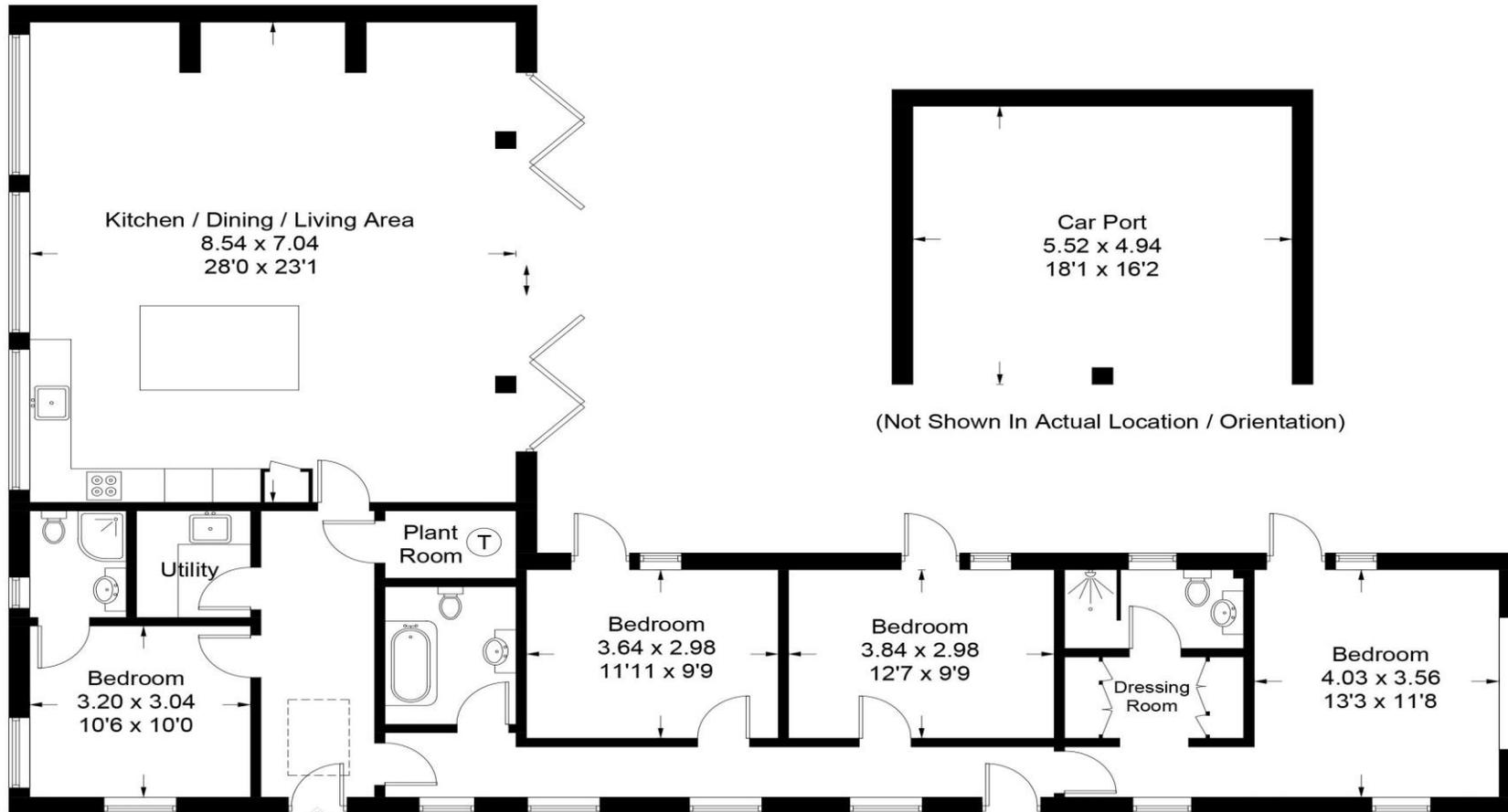
A more comprehensive range of shopping and leisure facilities can be found in nearby Uckfield which also offers a railway station providing services to London as well as a wide variety of schooling for all age groups including a sixth form community college. Additional rail services can be found at nearby Buxted village (London Bridge 1 hr 7 mins), whilst the A272 provides swift vehicular access to Haywards Heath which offers a faster commuter service to London (Victoria/London Bridge approx. 47).

The location is surrounded by areas of outstanding natural beauty and the 6,500 acre Ashdown Forest is also within a short driving distance. The coastal resorts of Brighton and Eastbourne are also conveniently placed as are the A/M23 motorway networks.

Please check google maps for exact distances and travel times (property postcode: BN8 6PT)

# Eastbourne Road, Halland, BN8

Approximate Gross Internal Area = 155.6 sq m / 1675 sq ft  
(Excluding Car Port)



**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID611134)

**MANSELL  
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