



Monkey Puzzle Close, Windmill Hill Hailsham BN27 4ST

welcome to

Monkey Puzzle Close, Windmill Hill Hailsham

GUIDE PRICE £350,000 - £400,000 Fox & Sons are delighted to bring to the market this impressive three bedroom Mews style home located in Windmill Hill, just outside of the popular village of Herstmonceux.



Entrance Hall
Cloakroom Wc
Kitchen
Living Room
First Floor Landing
Bedroom One
En-Suite
Bedroom Two
Bedroom Three
Bathroom
Rear Garden
Front Garden
Driveway
Visitor Parking
Maintenance

£100 every 6 months which pays for communal areas

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online fox-and-sons.co.uk/Property/HAI110724



welcome to

Monkey Puzzle Close, Windmill Hill Hailsham

- Chain Free, Stunning Home in Village Location
- GUIDE PRICE £350,000 - £400,000
- Stunning 20ft Lounge/ Dining Room. Modern Fitted Kitchen
- En-Suite Shower Room
- Beautifully Presented Front & Rear Gardens

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAI110724



Property Ref:
HAI110724 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 843554



Hailsham@fox-and-sons.co.uk



16 High Street, HAILSHAM, East Sussex, BN27 1BJ



fox-and-sons.co.uk