PHIL HALL
ESTATE AGENTS

Tresor Hankham Hall Road

Hankham, Pevensey, BN24 5BA

Guide price £800,000

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GUIDE PRICE £800,000 to £825,000

Phil Hall Estate Agents brings to the market this truly exceptional four-bedroom, four-bathroom detached residence, offering an impressive combination of luxury, space and versatility, all set within a beautiful semi-rural position in the highly sought-after village of Hankham.

Occupying a substantial and wonderfully private gated plot, the property enjoys breath-taking uninterrupted views across the surrounding Sussex countryside, creating a remarkable sense of peace and seclusion. With a heated swimming pool, hot tub, gym, extensive gardens and generous parking, this outstanding home offers a lifestyle that is rarely available and really must be seen to be fully appreciated.

From the moment you step inside, the quality, scale and individuality of this exceptional home immediately become apparent. The ground floor is centred around a spectacular open-plan living space, creating a genuine heart of the home and an outstanding environment for both relaxed family living and entertaining on a grander scale.

Taking centre stage is the stunning kitchen, beautifully appointed with an extensive range of wall and base units finished with luxurious granite work surfaces. A substantial central island provides an impressive focal point as well as generous preparation and entertaining space, while bi-folding doors open directly onto the patio, flooding the room with natural light and creating a seamless connection between the house and its beautiful surroundings.

Flowing effortlessly from the kitchen is the generous dining area, perfectly positioned for entertaining and large family gatherings. Beyond this, the open-plan living area provides a wonderfully comfortable place to relax while remaining connected to the kitchen and dining spaces. The result is an incredibly sociable arrangement where cooking, dining and relaxing all come together within one impressive space.

Entrance - Hallway

Kitchen/Dining Room
27'6 x 21'0 (8.38m x 6.40m)

Living Area
17'9 x 12'2 (5.41m x 3.71m)

Sitting Room
23'4 x 14'3 (7.11m x 4.34m)

Inner Hallway

Bedroom Four
9'3 x 8'3 (2.82m x 2.51m)

Ground Floor Bathroom

First Floor Landing

Bedroom One
16'7 x 12'6 (5.05m x 3.81m)

Ensuite Bathroom

Bedroom Two
13'9 x 12'10 (4.19m x 3.91m)

Ensuite Shower Room

Bedroom Three
12'10 x 12'1 (3.91m x 3.68m)

Ensuite Shower Room

Outside

Garage
14'2 x 7'8 (4.32m x 2.34m)

Utility Room
7'5 x 6'7 (2.26m x 2.01m)

Workshop
7'3 x 6'10 (2.21m x 2.08m)

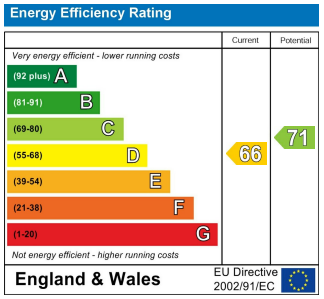
Gym
13'3 x 12'10 (4.04m x 3.91m)

Outbuilding
10'8 x 7'8 (3.25m x 2.34m)

Floor Plan

Area Map

Energy Efficiency Graph



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

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