



Pippin Close, Orchard View Park, Herstmonceux BN27 4TU



welcome to

Pippin Close, Orchard View Park, Herstmonceux

Fox & Sons are delighted to bring to the market this lovely Double Park Home, securely tucked away, on the rural site of Orchard View Park. This beautifully presented home is in its own little slice of heaven being just off the main route, with surrounding gardens and far reaching countryside views.



Entrance Hall

Dual Aspect Living Room

Dining Area

Kitchen

Bedroom One

Bedroom Two

Family Bathroom

Gardens To All Sides



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Pippin Close, Orchard View Park, Herstmonceux

- Double Width Park Home
- Two Bedrooms
- Surrounding Gardens
- Popular Location in Secluded Position on Park
- Stunning Countryside Views
- Residents Parking
- Well Presented throughout

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: A

£145,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HAI109617 - 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.


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