

Valuers, Land & Estate Agents

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East Sussex BN21 4PJ

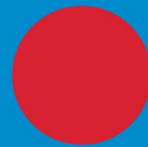
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Taylor Engley



Beaconfield The Strait, Windmill Hill, East Sussex, BN27 4RZ

Price Guide £650,000 Freehold

**** CHAIN FREE **** Taylor Engley are pleased to bring to the market this **CHARMING SUSSEX STYLE FOUR BEDROOM DETACHED COUNTRY HOUSE** occupying a private position and enjoying grounds of approximately just under half an acre. The property backs onto open countryside with far reaching views to the South Downs. * **LARGE DRIVEWAY** * **CART BARN** * **THREE BATHROOMS** * **OIL FIRED CENTRAL HEATING** * **EPC = D**



The village of Windmill Hill and Herstmonceux is steeped in history and is home to Herstmonceux Castle, a brick-built castle dating from the 15th century and is believed to be one of the oldest significant brick buildings still standing in England. Royal Greenwich Observatory is located nearby and was built because of the expanse of clear sky Herstmonceux has to offer. Modern day amenities include local shops, bakery, cafes and traditional country pub. Windmill Hill offers fabulous walks affording stunning views, sunsets and riverside strolls nearby.

*** DETACHED COUNTRY SUSSEX STYLE HOUSE * FOUR BEDROOMS * EN-SUITE TO MASTER BEDROOM * THREE RECEPTION ROOMS * KITCHEN/DINER * UTILITY * BOOT ROOM * FAMILY BATHROOM * SHOWER ROOM * AMPLE OFF ROAD PARKING * CART BARN * APPROX JUST UNDER HALF AN ACRE PLOT * COUNTRYSIDE VIEWS * OIL FIRED CENTRAL HEATING * CHAIN FREE ***



ENTRANCE PORCH

Half brick built with Georgian style glazed doors and windows with original solid oak door leading into:

HALLWAY

Radiator, Karndean flooring, stairs to first floor landing, under stairs storage cupboards.

CLOAKROOM/WC

Corner washbasin with tiled splash back, low level flush WC, extractor fan, Karndean flooring.

SHOWER ROOM

9'1" x 7'11" (2.77m x 2.41m)
Modern suite comprising low level wc, vanity washbasin with cupboards below, large walk-in shower, heated towel rail, Georgian style window to front.

SITTING ROOM

14'4" x 12'3" (4.37m x 3.73m)
Dual aspect with bay Georgian style glazed windows to side and front. Radiator, period fireplace with wood surround and mantle with inset tiles and hearth. Built-in glazed display cabinet.

DINING ROOM

13'8" x 11'11" (4.17m x 3.63m)
Dual aspect room with Georgian style windows overlooking the rear garden, Georgian style glazed door with further glazed windows to side leading to side access to the garden, radiator, fireplace with exposed brick recess with wood mantle and surround and stone hearth with wood burning stove.

KITCHEN/DINING ROOM

18' x 15'10" max (5.49m x 4.83m max)
An L Shaped room with Karndean flooring, fitted with solid wood cupboards and drawers, granite work tops, display cabinet, space for fridge freezer, stainless steel sink unit with chrome mixer tap, Georgian style window overlooking the rear garden, space for Range style cooker with stainless steel splash back surround with extractor fan over, built-in dishwasher, curved granite breakfast bar, to the dining area there are Georgian style double glazed French doors leading to the rear garden, under counter lighting, part glazed door leading to:

GARDEN/BREAKFAST ROOM

8'7" x 8' (2.62m x 2.44m)
Georgian style double glazed window to side, Georgian style double glazed French doors leading out to rear garden with views over the terrace and the garden, Karndean flooring, radiator, door to:

UTILITY ROOM

8'5" x 8'3" (2.57m x 2.51m)
Georgian style double glazed window to side, extractor fan, Karndean flooring, fitted with wall and base units, worksurfaces, built-in undercounter fridge, stainless steel sink unit with chrome mixer tap, heated towel rail, tiled splash backs, space and plumbing for washing machine, door leads to:

REAR PORCH/BOOT ROOM

6'6" x 6'6" (1.98m x 1.98m)
Double aspect room with Karndean flooring, part Georgian style double glazed window to front, part glazed door leading to side, radiator, built-in cupboards with further storage cupboards above, hatch to loft space area with fitted ladder.

From the entrance hall, stairs rise to the first floor landing with Georgian style window to side.

BEDROOM ONE

15'9" x 11'1" max (4.80m x 3.38m max)
Dual aspect with Georgian style window to front and side, radiator, two double built-in wardrobes with hanging rails and shelving, built-in drawers, period cast iron fireplace, door to:

EN-SUITE SHOWER ROOM

Tiled floors and walls, WC with shelf over, vanity washbasin with cupboards under, wall mounted shaver socket, enclosed shower cubicle, extractor fan, chrome heated towel radiator.

BEDROOM TWO

13'7" x 12'2" (4.14m x 3.71m)
Dual aspect with Georgian style windows to side and rear overlooking the garden, radiator, built-in double wardrobe with further cupboards above, fireplace with tiled surround.

BEDROOM THREE

14'7" x 9'3" (4.45m x 2.82m)
Dual aspect with Georgian style glazed window to front and side, radiator,

BEDROOM FOUR

9'5" x 8'9" (2.87m x 2.67m)
Georgian styled window overlooking the rear garden, built-in cupboard, radiator.

FAMILY BATHROOM

Tiled floor and walls 'P' shaped bath with curved shower screen with shower over, washbasin with chrome mixer tap, low level flush WC, heated chrome towel radiator, Georgian style glazed window to side, cupboard housing hot water tank with cupboard over.

OUTSIDE TO FRONT

Generous off road parking leading to open timber built cart barn and gated side access to the rear.

CART BARN

Timber framed with pitched roof with door leading to enclosed storage area, adjoining this there is further open storage/parking area.

OUTSIDE TO REAR

Private gardens mainly laid to lawn, with a good selection of mature trees and shrubs, large patio area, outside rear tap and further tap to side, outside lights, gated access to front.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band G.

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

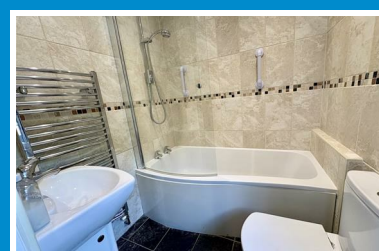
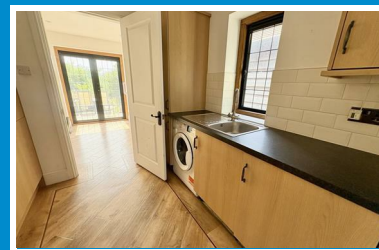
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.



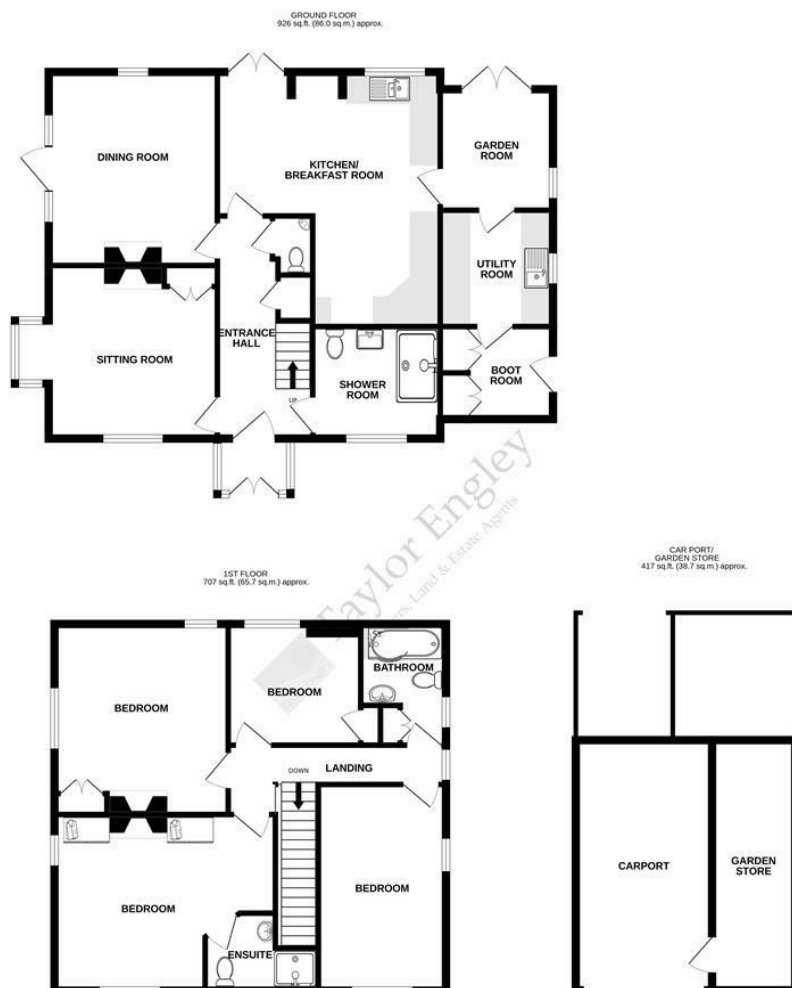






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 2050 sq.ft. (190.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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