



Monkey Puzzle Close, Windmill Hill, Hailsham BN27 4ST



welcome to

Monkey Puzzle Close, Windmill Hill, Hailsham

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

12' 7" x 13' 8" (3.84m x 4.17m)

Living Room

20' 1" x 16' 2" (6.12m x 4.93m)

First Floor Landing

Bedroom One

11' 7" x 15' 8" (3.53m x 4.78m)

En-Suite

Bedroom Two

13' x 10' 7" (3.96m x 3.23m)

Bedroom Three

7' 10" x 13' 4" (2.39m x 4.06m)

Bathroom

7' 3" x 6' 9" (2.21m x 2.06m)

Rear Garden

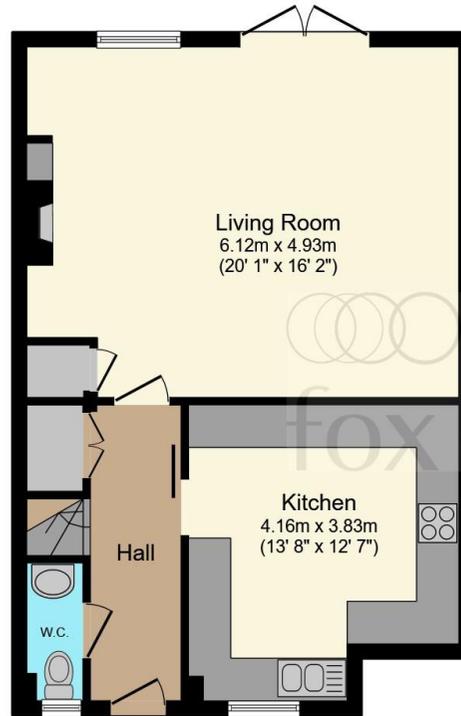
Front Garden

Driveway

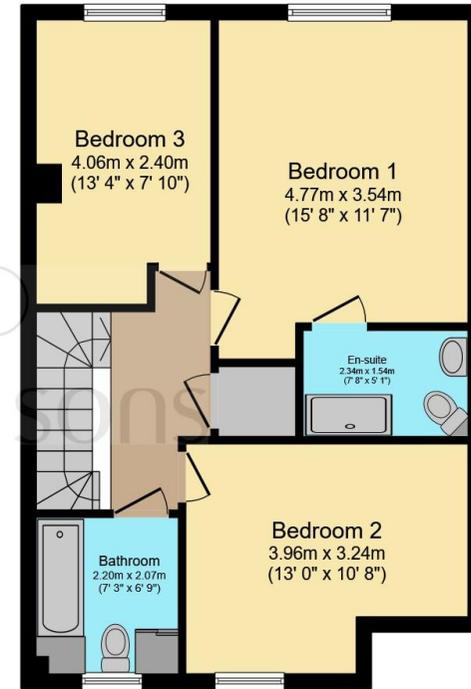
Visitor Parking

Maintenance

£100 every 6 months which pays for communal areas



Ground Floor



First Floor

Total floor area 109.9 m² (1,183 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Monkey Puzzle Close, Windmill Hill, Hailsham

- Chain Free
- Stunning 20ft Lounge/ Dining Room
- Modern Fitted Kitchen
- En-Suite Shower Room
- Beautifully Presented Front & Rear Gardens
- Off Road Parking
- Electric Car Charging Point
- Popular Windmill Hill Location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HAI106999 - 0004

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.

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