



The Coach House Hankham Hall Road, Hankham

Guide Price £850,000



The Coach House Hankham Hall Road

Hankham, Pevensey

Charming Grade II listed 2-bed coach house in Hankham. Modern comfort meets period features, landscaped gardens, garage with studio, ample parking, and peaceful rural setting near amenities.

Council Tax band: E

Tenure: Freehold

- Delightful 18th Century Converted Detached Coach House
- Beautiful Period Features
- Well-proportioned Rooms
- Landscaped Manageable Gardens
- Sympathetically converted (2009) Grade II Listed
- High Ceilings and Exposed Oak Beams
- Situated in the Quiet Rural Hamlet of Hankham
- Quality Materials are Evident Throughout
- Close to Pevensey and Westham Train Station, local excellent School, and amenities
- Detached Garage with Room Above and Car Port and Drive Way



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Entrance Hallway

Entering through the timber front door, you'll find an oak-floored hall with a graceful staircase and under-stair storage, plus a cosy office nook (2.08 m x 1.45 m).

Cloakroom Includes a high-level WC, wash basin, and a cast-iron radiator.

Living Room (19' 10" x 18' 1") Features a stone fireplace with a log-burner, arched windows, exposed beams, and a door to the terrace, along with a fitted media unit. **Open Plan**

Kitchen and Dining Room (23' 10" x 17' 2") Farmhouse-style kitchen with timber units, a butler sink, electric oven, and underfloor heating. The dining area has a vaulted ceiling.

First Floor Landing Includes a vaulted ceiling and access to the loft/storage area.

Principal Bedroom (20' 4" x 15' 7") Features a balcony, dressing room, and en suite bathroom with an oval bath, double wash basins, and a shower cubicle.

Bedroom Two (16' 5" x 15' 10") Offers shelving, a boiler cupboard, and Velux windows under a vaulted ceiling.

Bathroom Includes a bath, corner shower, vanity, and a smart mirror that doubles as a TV, with exposed beams.





FRONT GARDEN

Featuring gently sloping lawns and a charming cobbled wall. There's a spacious driveway that provides ample parking, along with a quaint courtyard garden on one side.

REAR GARDEN

The rear garden offers a serene retreat, partially shielded by a tall brick wall and lush laurel hedging that create a sense of privacy. The space is thoughtfully designed, featuring elegant brick pavers that intersperse with a small, well-kept area of lawn, providing a perfect balance between hardscape and greenery. A charming brick-built BBQ/pizza oven beckon for delightful outdoor gatherings, inviting you to savour both cooking and relaxation in this inviting outdoor haven.

GARAGE

Single Garage

The garage features a blend of brick and weatherboard siding, topped with a tiled roof. Above the garage, there is an additional room, providing extra space. It is accessed through double timber doors and is conveniently located via a stone-paved driveway that leads into a carport and additional rear gate.

CAR PORT

2 Parking Spaces

Car Port with ample parking for two cars.





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11 Penrith Way, Eastbourne - BN23 8NS

01323 914533 • info@weareuptons.co.uk • www.weareuptons.co.uk



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