



Inglenook Cottage, Windmill Hill, Hailsham BN27 4RT

welcome to

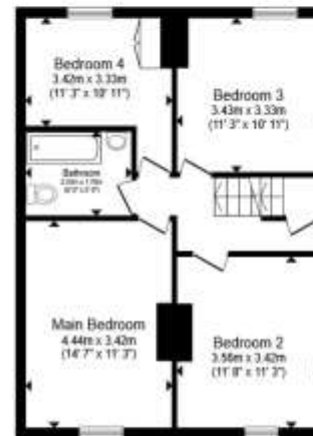
Inglenook Cottage, Windmill Hill, Hailsham

A deceptively spacious detached character home set in a sought-after semi-rural location near Herstmonceux, occupying approximately 0.4 acres (TBV) of mature gardens and grounds. Offering five to six bedrooms, versatile living accommodation, workshop and additional garage with excellent potential!





Ground Floor



First Floor



Second Floor

- Entrance Hall
- Bedroom 5 / Office
- Snug/ Dining Room
- Dining Area & Lounge
- Kitchen
- Utility Area
- Full Bathroom
- First Floor Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom
- Enclosed Stairs To 2nd Floor
- Playroom
- Occasional Bedroom
- Outside
- Agents Note

Total floor area 252.4 m² (2,717 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.propertybox.io



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- 5/6 BEDROOM CHARACTER COTTAGE
- LOUNGE WITH INGLENOOK STYLE FIREPLACE
- COTTAGE KITCHEN & SNUG/ DINING ROOM
- FULL GROUND FLOOR BATHROOM & FIRST FLOOR BATHROOM
- FIBRE GLASSED FLAT ROOF
- SUBSTANTIAL WORKSHOP
- ADDITIONAL BRICK GARAGE
- STUNNING VIEWS

Tenure: Freehold EPC Rating: E

Council Tax Band: F

offers in excess of

£635,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAI110625 - 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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