

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



West End, Herstmonceux, BN27 4NZ

- ▼ 3 Bedroom Semi-Detached
- ▼ Garage En-Bloc
- ▼ Improved By Current Owners
- ▼ Landscaped Garden
- ▼ Loft Space
- ▼ WC & Family Bathroom



## EPC RATING

Current:  
54 | E

Potential:  
67 | D

£325k - £350k



## West End, Herstmonceux, BN27 4NZ

Situated in the highly sought-after village of Herstmonceux, this beautifully presented three-bedroom semi-detached home has been thoughtfully updated by the current owners to create a stylish, modern property that is ready to move straight into. The accommodation begins with a spacious entrance hall, complete with a convenient downstairs cloakroom/WC. To the rear, a bright dual-aspect living/dining room provides an excellent space for both everyday family living and entertaining, with plenty of natural light enhancing the generous proportions. The recently refitted contemporary kitchen is finished with modern cabinetry and quality fittings, offering a practical yet elegant space for cooking and dining. The first floor comprises three well-proportioned bedrooms, all served by a beautifully refitted family bathroom finished to a high standard. A permanent staircase/ladder provides access to the loft room, which benefits from a Velux window allowing plenty of natural light and offers useful additional storage space, subject to any necessary consents. Outside, the landscaped rear garden has been designed for ease of maintenance, creating an attractive space to relax, dine alfresco or entertain family and friends throughout the warmer months. The property also benefits from a garage en bloc, providing secure parking or useful additional storage, & solar panels which are a huge bonus in the summer months! Herstmonceux is one of East Sussex's most desirable villages, combining historic character with an excellent range of everyday amenities. The picturesque High Street offers a selection of independent shops, cafés and traditional pubs, together with a highly regarded primary school, medical facilities and an active community. The magnificent Herstmonceux Castle and its beautiful grounds are close by, while the surrounding countryside offers an abundance of scenic walking and cycling routes. The larger towns of Hailsham and Eastbourne are both within easy reach, providing extensive shopping and leisure facilities, as well as mainline rail services offering convenient links to London.

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The Property  
Ombudsman

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Ombudsman  
LETTINGS



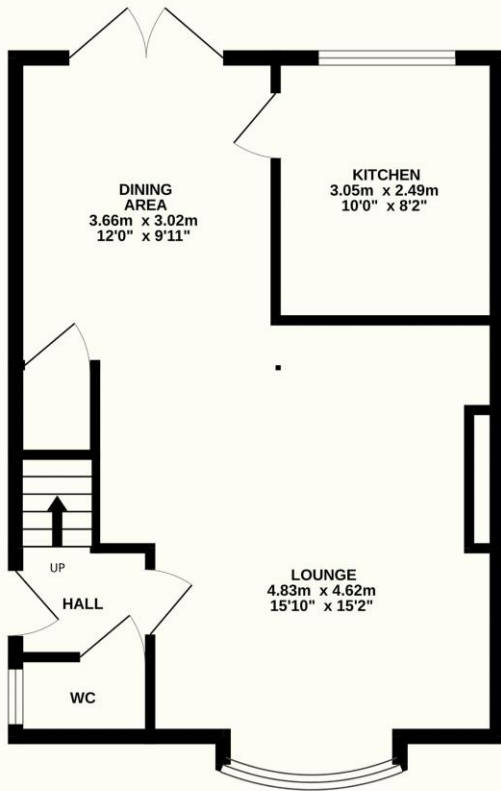
TOTAL FLOOR AREA : 104.2 sq.m. (1121 sq.ft.) approx.

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.

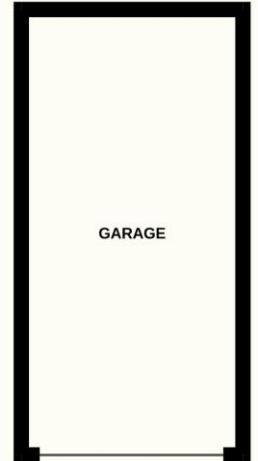
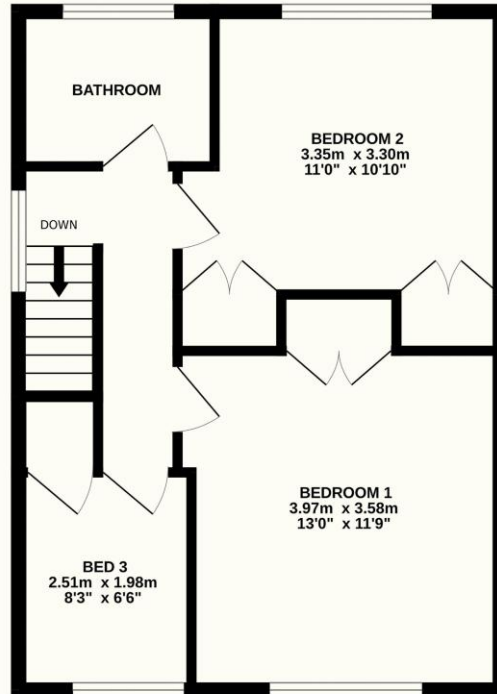
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## GROUND FLOOR 45.8 sq.m. (493 sq.ft.) approx.



## 1ST FLOOR 44.8 sq.m. (482 sq.ft.) approx.



TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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