



OAKFIELD



West End, Herstmonceux, Hailsham, BN27 4NN

Price Guide £170,000



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GUIDE PRICE: £170,000 - £180,000

Enjoying a highly desirable position in the heart of West End, Herstmonceux, this attractive apartment is ideally situated within a charming East Sussex village renowned for its picturesque surroundings, strong sense of community and excellent access to both the South Downs countryside and Sussex coastline.

Residents benefit from a range of local amenities close at hand, including village shops, cafés, traditional pubs and everyday services, while the nearby market town of Hailsham provides a wider selection of shopping, leisure and educational facilities.

The location is particularly appealing to those seeking a peaceful village lifestyle without sacrificing convenience, with Eastbourne, Bexhill and Tunbridge Wells all within easy reach, and nearby rail connections offering access to London and the wider region.

Located on the first floor, the apartment offers well-proportioned and practical accommodation throughout. The property features a sizeable open plan living room and kitchen, creating a bright and sociable living space, together with a good-sized double bedroom and a modern shower room. Externally, the property benefits from allocated parking situated to the rear of the building.

Offering an excellent combination of comfortable accommodation and a sought-after village setting, this property is well suited to first-time buyers, downsizers and investors alike.





Living Room/Kitchen
18'1" x 17'11" (5.51m x 5.46m)

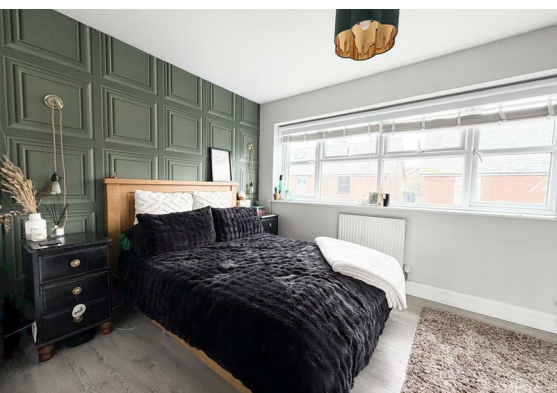
Bedroom
13'3" x 12'11" (4.04m x 3.94m)

Bathroom
7'4" x 4'9" (2.24m x 1.45m)

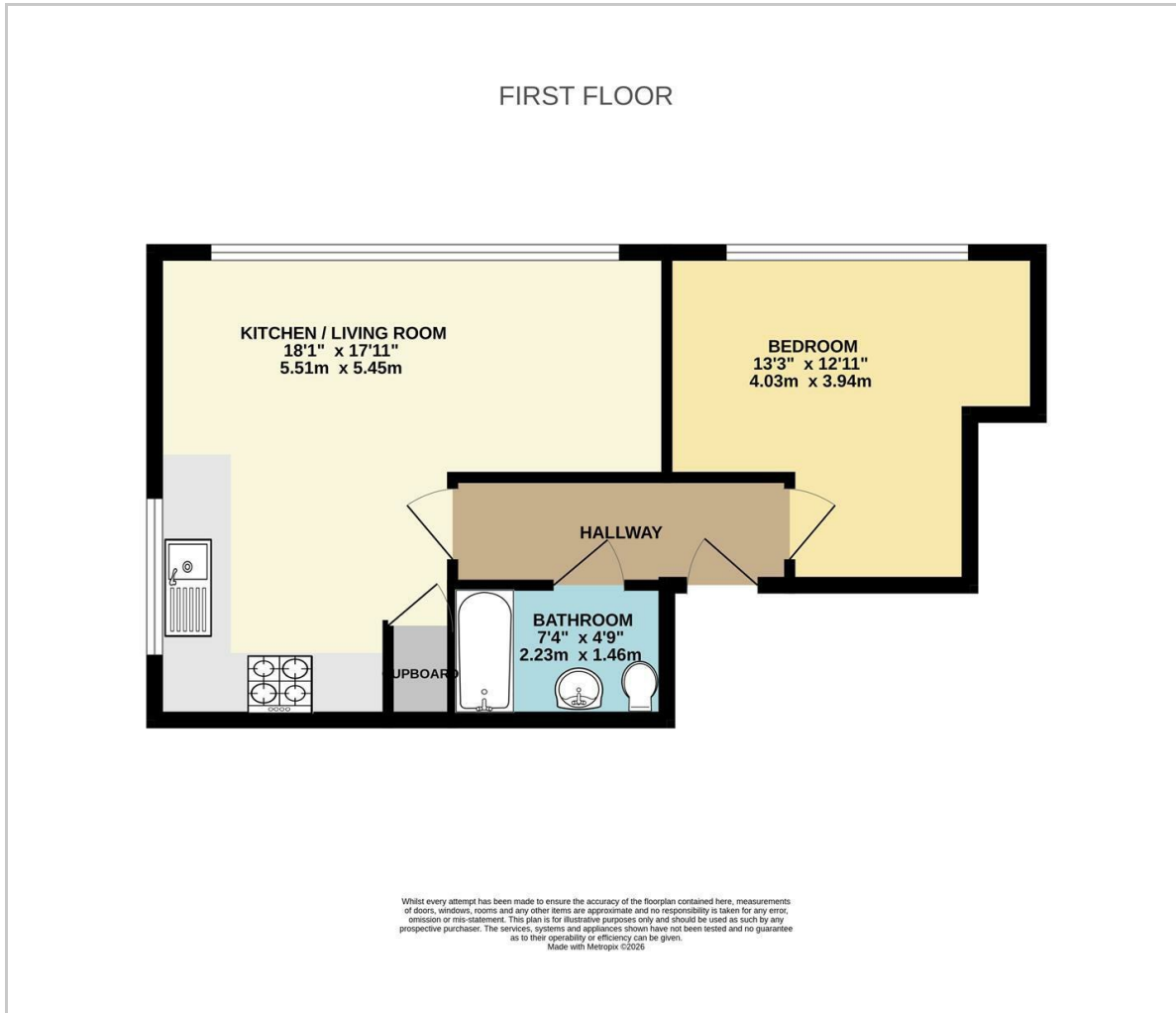
Council Tax Band A - £1,818.95 Per Annum

Leasehold Information

The seller advises that the property is offered as a leasehold and has approximately 120 years remaining on the lease. The maintenance is approximately £1,300.00 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Floor Plan

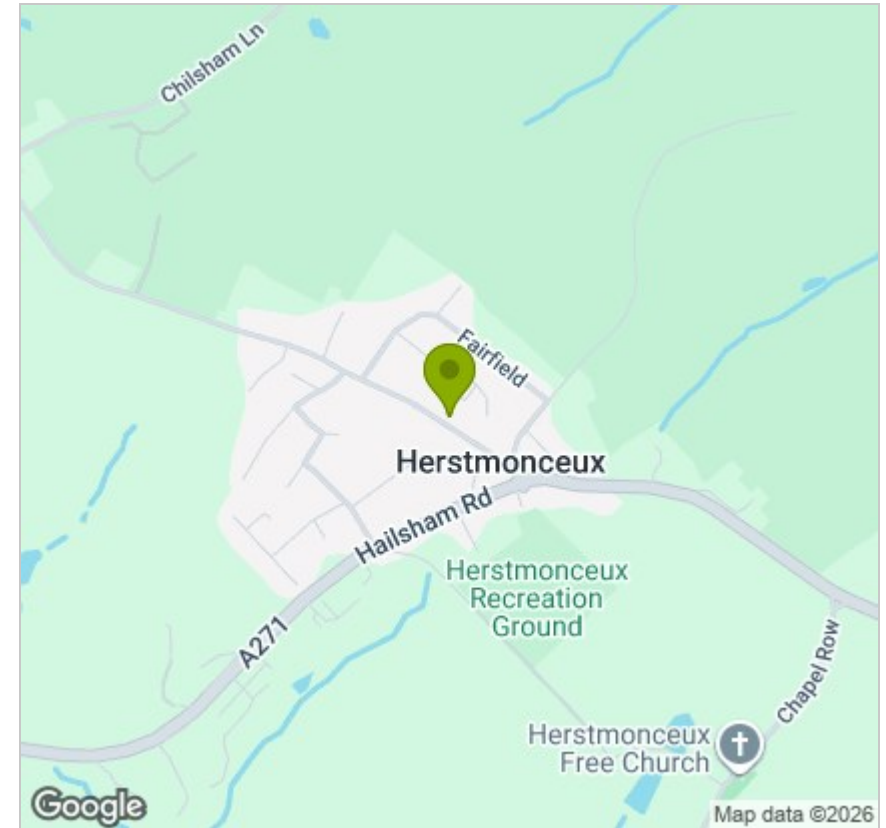


Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

