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Taylor Engley

<u>32 The Ridgeway, Herstmonceux, East Sussex, BN27 4PQ</u>
<u>Offers In The Region Of £420,000 Freehold</u>

Available with vacant possession, is this three bedroom detached bungalow, situated in a sought after residential cul de sac in the Sussex village of Herstmonceux. The property, which backs on to fields, benefits from a modern fitted kitchen and shower room, conservatory and garage. EPC = E

The village of Windmill Hill and Herstmonceux is steeped in history and is home to Herstmonceux Castle, a brick-built castle dating from the 15th century and is believed to be one of the oldest significant brick buildings still standing in England. Royal Greenwich Observatory is located nearby and was built because of the expanse of clear sky Herstmonceux has to offer. Modern day amenities include an integrated health centre, community centre, local shops, bakery, cafes, beauty rooms and a traditional country pub. Windmill Hill offers fabulous walks affording stunning views, sunsets and riverside strolls nearby.

Part glazed UPVC door leading into:

ENTRANCE PORCH
6' x 2'8" (1.83m x 0.81m)
UPVC windows, part glazed UPVC door leading into:

HALLWAY
Radiator, hatch to loft space, storage cupboard housing boiler.

SITTING ROOM
16'3" x 12'7" (4.95m x 3.84m)
UPVC window overlooking the front garden, feature electric fireplace with marble half surround and mantle, aerial socket, radiator.

BEDROOM ONE
12'7" x 11'7" (3.84m x 3.53m)
Radiator, UPVC double glazed window to conservatory.

BEDROOM TWO
9'3" x 10'10" (2.82m x 3.30m)
Radiator, UPVC double glazed window to front.

BEDROOM THREE
9'3" x 7'11" (2.82m x 2.41m)
Radiator, wood effect laminate flooring, wall mounted cupboards, double glazed window to lean to, part glazed door to:

LEAN TO
2'6" x 3' (0.76m x 0.91m)
UPVC double glazed windows surround, double glazed door to front, double glazed door leading to the rear garden, cupboard housing electric meter, power and light.

KITCHEN
12'4" x 9'5" (3.76m x 2.87m)
Modern kitchen with light mushroom colour high gloss wall and base units incorporating cupboards and drawers, built-in Bosch washing machine, electric hob with extractor over, built-in pan drawers, built-in fridge/freezer, built-in double eye level oven with cupboard over, part tiled walls, radiator, under counter lighting, tiled floor, UPVC sliding door to:

CONSERVATORY
20' x 9'7" (6.10m x 2.92m)
UPVC French doors leading out to rear garden, UPVC windows surround with top openings, fitted blinds, glass self cleaning ultra violet roof, telephone and aerial socket.

OUTSIDE TO FRONT
Cottage style garden to front, gate to side access, with herringbone style block path leading to:

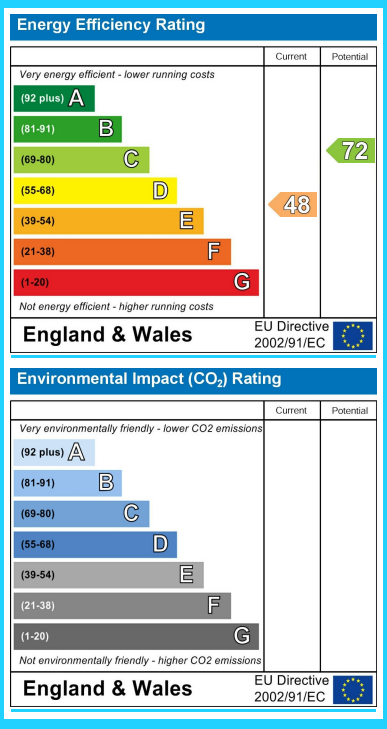
GARAGE
Electric up and over door, power and light.

REAR GARDEN
Lovely aspect, with patio, mainly laid to lawn, dwarf post board panelled fencing and summer house, further side access to lean to.

SUMMERHOUSE
7' x 6'11" (2.13m x 2.11m)
Georgian style doors, pitched roof, area for Callor gas bottles.

MEASUREMENT DISCLAIMER
NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

COUNCIL TAX BAND
This property is currently rated by Wealden District Council at Band D.



We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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