

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN27 1AL

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

**LIME HOUSE LIME PARK CHURCH ROAD,
,
HERSTMONCEUX, BN27 1RF**

est. 1978



Taylor Engley



Price £599,000 Freehold

Peaceful location, A unique opportunity to own a piece of history, this elegant property forms a grand central section of a Victorian mansion house in a beautiful park like setting. This Freehold property provides three spacious bedrooms, impressive double height 24' dining room, 27' sitting room, kitchen with integrated appliances, breakfast room, bathroom and shower room. The property is arranged over three floors, includes private garden to rear, communal gardens to the front and parking. This wonderful property retains many original Victorian features yet does not have the restriction of being a listed building. The property is only short walk away from Herstmonceux village amenities and countryside walks. EPC = E

HISTORICAL NOTE

Understood to have been originally built circa 1835 with later additions and formerly the childhood home of the renowned water colour artist and travel writer Augustus Hare, famous for also writing the longest biography in the English Language.

ACCOMMODATION COMPRISES:

Entrance door opening into

LOBBY

Door to ground floor wc.

HALLWAY

Stairs to first floor landing, doors to sitting room, kitchen and dining room.

DINING ROOM

24'8" x 19'9" (7.52 x 6.02)

Double aspect, wood burning stove, fitted bookcases.

SITTING ROOM

27'7" x 17'4" (8.41 x 5.28)

Bay window to rear, open fireplace, door to breakfast room.

BREAKFAST ROOM

12'3" x 8'2" (3.73 x 2.49)

French doors to rear garden, open plan to kitchen.

KITCHEN

18'10" x 8'2" (5.74 x 2.49)

Ample storage and built-in appliances, cupboard housing oil central heating boiler.

FIRST FLOOR**BEDROOM ONE**

23'0" x 17'4" (7.01 x 5.28)

Window overlooking the rear garden, fitted wardrobes.

BEDROOM THREE

14'0" x 8'3" (4.27 x 2.51)

Rear aspect.

BATHROOM

12'9" x 8'3" (3.89 x 2.51)

Window to front, wash hand basin, bath, shower cubicle and flush wc.

LAUNDRY ROOM

Window to front, space for tumble dryer and washing machine.

SECOND FLOOR**ATTIC BEDROOM**

17'9" x 11'11" (5.41 x 3.63)

Window to front, velux windows to side, long bank of fitted wardrobes built in to the eaves of the roof.

SHOWER ROOM

Window to rear, shower cubicle, flush wc and wash hand basin.

OUTSIDE

A long driveway passes an attractive lake belonging to the Rectory. The main driveway is shared between the other properties at Lime Park and is gravelled.

MANNAGED COMMUNAL FRONTAGE

Long open plan garden to the front.

FRONT OF HOUSE

Gravelled parking space.

REAR GARDEN

The rear garden has a patio terrace, steps down to the area of lawn. The rear garden offers a good degree of seclusion and leads down to the pond at the rear of the property.

LOWER REAR GARDEN

The lower area of the garden overlooks a large pond.

REAR ELEVATION**GROUND**

Maintained at the cost of £35 per month.

COUNCIL TAX

Band F.

DIRECTIONS

From the centre of Herstmonceux continue east out of the village and on reaching Chapel Row on the right hand side proceed along where the first turning on the right will be Lime Park. Follow the driveway past the pond and onto the gravel driveway - this will sweep around in a circle.

FLOOR PLAN**TO VIEW**

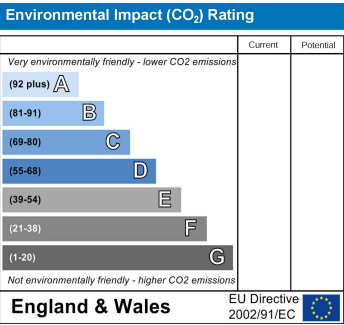
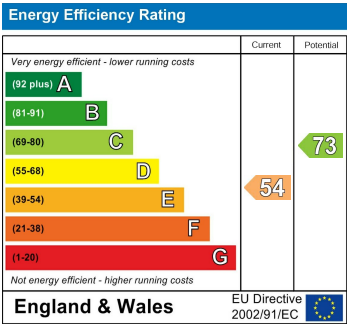
Please contact TAYLOR ENGLEY (01323) 440000 for an appointment.

Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm. On Sunday please contact our Eastbourne office open 10am - 4pm on (01323) 722222.

MEASUREMENT NOTE

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.





The village of 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, cafe's, beauty rooms and a traditional country pub. Herstmonceux offers fabulous walks affording stunning views, sunsets and riverside strolls nearby.