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**Taylor Engley**



**18 James Avenue, Herstmonceux, East Sussex, BN27 4PD**

**Price £325,000 Freehold**

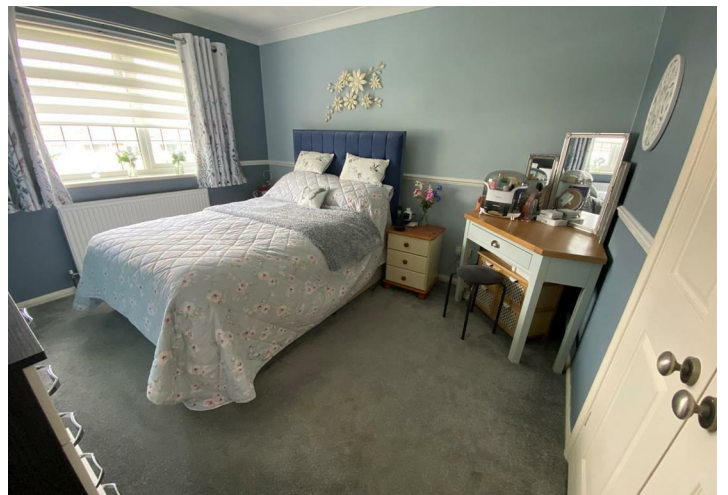
A very comfortable semi-detached house located within the village of Herstmonceux within steps of countryside walks. The property offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families. The heart of the home is the inviting kitchen dining room, which provides a wonderful space for family meals and entertaining guests. The sitting room, featuring a cosy wood-burning stove, creates a warm and welcoming atmosphere, perfect for relaxing after a long day. Additionally, the conservatory extends the living space, allowing for an abundance of natural light and a lovely view of the garden. Outside and to the rear of the property benefits from ample parking and a garage, ensuring convenience for residents and visitors alike. The village location adds to the appeal, offering a sense of community and easy access to local amenities. EPC D





**\* VILLAGE LOCATION \* KITCHEN/DINING ROOM \* SITTING ROOM \* CONSERVATORY \* THREE BEDROOMS \* FAMILY BATHROOM \* GARAGE \* OFF ROAD PARKING \* GARDENS TO FRONT AND REAR \* WOOD BURNING STOVE \* DOULE GLAZED THROUGHOUT \* OIL FIRED CENTRAL HEATING \***

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.





## ACCOMMODATION COMPRISES

UPVC door leading into

### ENTRANCE HALLWAY

Double glaze window to side, wood flooring, radiator, stairs to first floor landing.

### KITCHEN/DINER

14'4 x 10'3 (4.37m x 3.12m)

Kitchen is fitted with wall and base units incorporating cupboards and drawers, stainless steel sink unit, spaces for washing machine, tumble dryer and fridge freezer, extractor fan over hob, tiled floor, radiator, double glazed window to front, built in cupboard.

### SITTING ROOM

16'2 x 10'2 (4.93m x 3.10m)

Wood floor, wood burning stove, television aerial socket, radiator, double glazed doors to the conservatory with two floor length windows to side with top openings.

### CONSERVATORY

13'1 x 7'11 (3.99m x 2.41m)

Double glazed windows surround, polycarbonate roof, tiled floor, patio doors lead to the rear garden.

### FIRST FLOOR LANDING

Double glazed window to side, cupboard housing the hot water tank and storage shelving over.

### BEDROOM ONE

11'8 x 10 (3.56m x 3.05m)

Double glazed window to the front, radiator, built in double cupboard.

### BEDROOM TWO

10'2 x 7 (3.10m x 2.13m)

Double glazed window to the rear garden with views to the countryside, radiator, built in cupboard.

### BEDROOM THREE

8'10 x 6'10 (2.69m x 2.08m)

Double glazed window with views to the countryside, radiator,

## BATHROOM

6'8 x 5'9 (2.03m x 1.75m)

Fully tiled, bath with electric shower over and bi-folding shower screen, vanity wash hand basin with cupboards under, low level flush wc, obscure double glazed window to the front, chrome heated towel radiator.

## OUTSIDE TO FRONT

Garden is mainly laid to lawn with stepping stones to the front door, pathway to the side leads to rear where the parking and garage is located.

## REAR GARDEN

Part paved and lawn and enclosed by panel fencing, gate leads to the rear access leading to parking and garage, to the side is where the oil tank is located.

## BROADBAND AND MOBILE PHONE

### CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### COUNCIL TAX BAND:

Council Tax Band - C

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.



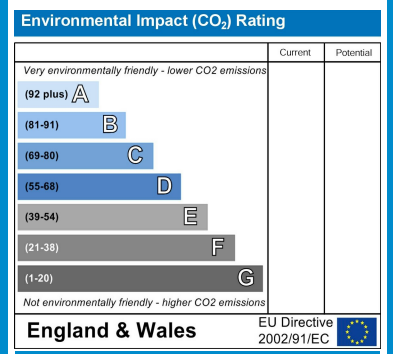
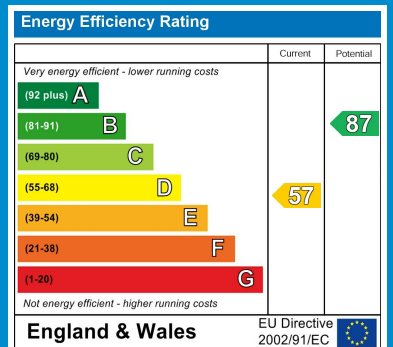












**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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