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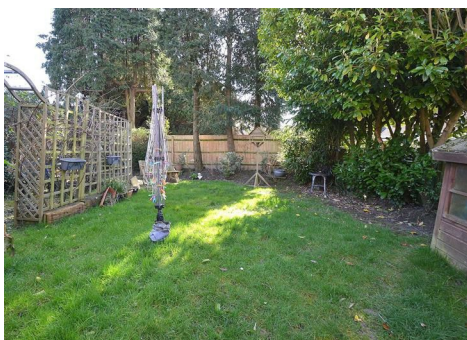
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**Taylor Engley**



**Millbank Victoria Road, Herstmonceux, East Sussex, BN27 4TB**

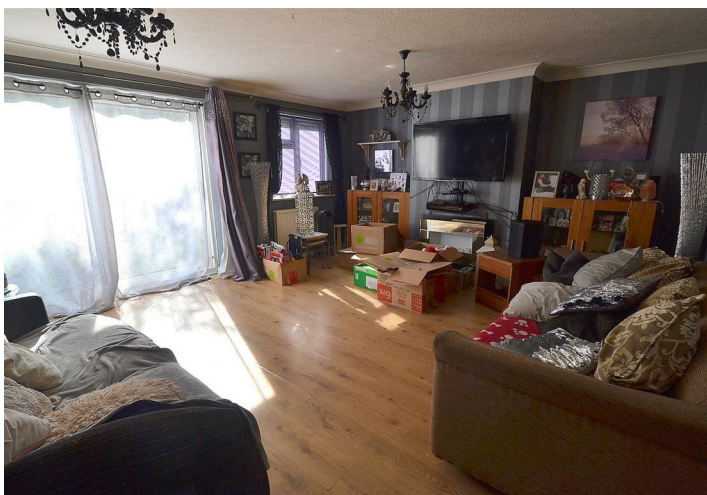
**Asking Price £465,000 Freehold**

**A SUBSTANTIAL FIVE BEDROOMED DETACHED HOME, located in Windmill Hill. The property is considered to provide ideal family accommodation and has features that include two separate reception rooms, study, modern fitted kitchen, utility room, a ground floor bedroom with ensuite and four first floor bedrooms one with ensuite. The property is ideal for families seeking a village environment while still being close to local amenities. The property is considered to be a rare find and is an ideal choice for those looking to settle in a welcoming village atmosphere. EPC=D.**



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.

**\* DETACHED FIVE BEDROOM HOME \* CLOAKROOM \* SITTING ROOM \* DINING ROOM \* STUDY \* MODERN FITTED KITCHEN \* UTILITY \* EN-SUITE TO PRINCIPAL BEDROOM \* GROUND FLOOR BEDROOM 5 WITH EN-SUITE \* FAMILY BATHROOM \* DOUBLE GLAZED \* OIL CENTRAL HEATING \* OFF ROAD PARKING \* REAR GARDEN \* VILLAGE LOCATION \***



## ACCOMMODATION COMPRISES

### ENTRANCE DOOR LEADING INTO

#### HALLWAY

Wood effect laminate flooring , two radiators.

#### CLOAKROOM

Obscure double glazed window to side, low level flush wc, sink

### GROUND FLOOR BEDROOM 5

8'2 x 6'10 (2.49m x 2.08m)

(8'2 extending to 17' max into entrance lobby area x 6'10)

Built in cupboard, inset ceiling spotlights, window to front, sliding door to:

#### WET ROOM

7'5 x 4'6 (2.26m x 1.37m)

Aqua boarded walls, wash hand basin, low level flush wc, extractor fan, inset ceiling spotlights, heated chrome towel radiator, low bifolding doors lead into shower area with shower over.

#### STUDY

8'9 x 5'10 (2.67m x 1.78m)

Radiator, window to side.

#### SITTING ROOM

17'4 x 14'7 (5.28m x 4.45m)

Sliding doors leading to the rear garden, window to rear, two radiators.

#### DINING ROOM

14'7 x 9'8 (4.45m x 2.95m)

Wood effect laminate flooring, radiator, double glazed window to the rear.

#### KITCHEN

14'4 x 11'5 (4.37m x 3.48m)

(maximum measurements include depth of fitted units)

Fitted kitchen with wall and base units incorporating cupboards and drawers and display cabinets, built in pull out larder with shelving, built in larder fridge and freezer, eye level Beko double oven, built double stainless steel sink unit and drainer with mixer tap, ample work top space with matching upstands space for dishwasher, Lamona four ring induction hob with extractor over, wood effect laminate flooring, inset ceiling spot lights door to

#### UTILITY ROOM

5'9 x 5'9 (1.75m x 1.75m)

Obscure glazed door to side, part tiled, spaces for washing machine, tumble dryer, radiator.

### FIRST FLOOR LANDING

Hatch to loft space which is part boarded. Built in double airing cupboard with hot water cylinder and slatted shelving.

### BEDROOM ONE

14'7 x 14'1 (4.45m x 4.29m)

Built in double wardrobe with hanging rail and overhead storage, radiator, window to the rear, door to

### EN-SUITE BATHROOM

Low level flush wc, pedestal wash hand basin, bath with mixer tap and shower attachment, radiator, part tiled walls, obscure window to side.

### BEDROOM TWO

11'5 x 12'1 (3.48m x 3.68m)

(12'1 extending to 14'5 into recess)

Double built in wardrobe with hanging rail and shelving and overhead storage, radiator, window to front.

### BEDROOM THREE

14'7 x 10'7 (4.45m x 3.23m)

Built in double wardrobe with hanging rail and shelf and overhead storage, radiator, window to rear.

### BEDROOM FOUR

11' x 8'8 (3.35m x 2.64m)

Radiator, double wardrobe with hanging rail and shelf with overhead storage, window to the front.

### FAMILY BATHROOM

Comprises of low level wc, pedestal wash hand basin, panel bath, shower cubicle, radiator, part tiled walls, obscure window to side.

### OUTSIDE TO FRONT

Off road parking gate leads to the rear

### REAR GARDEN

Patio area with steps leading to an area of lawn with a variety of shrubs and trees.

### BROADBAND AND MOBILE PHONE CHECKER

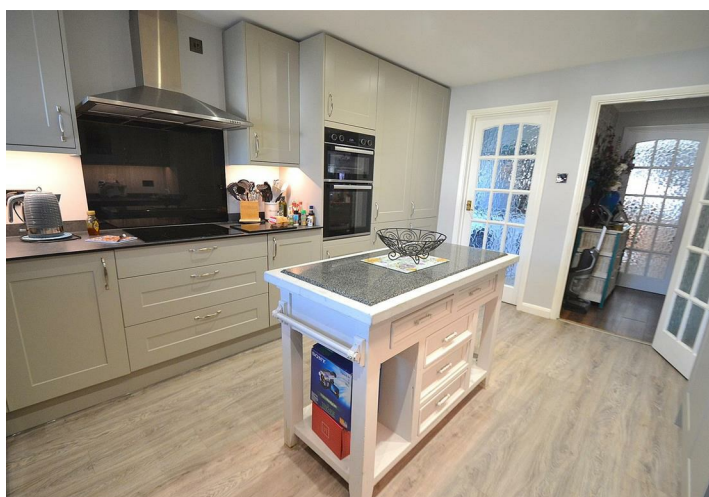
For broadband and mobile phone information, please see the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

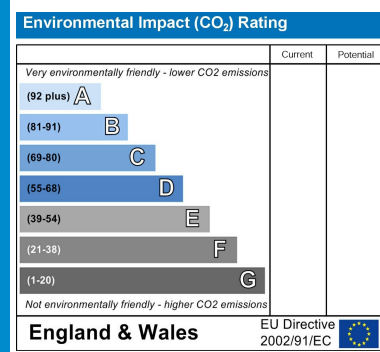
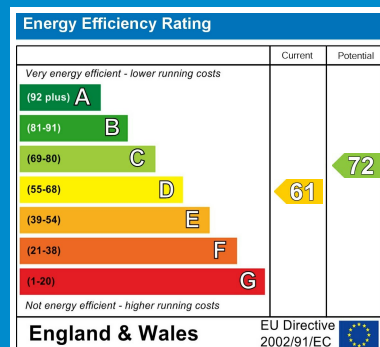
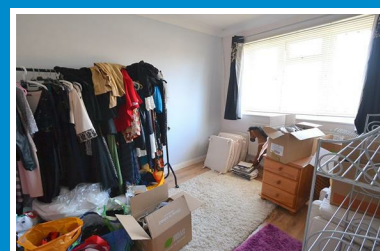
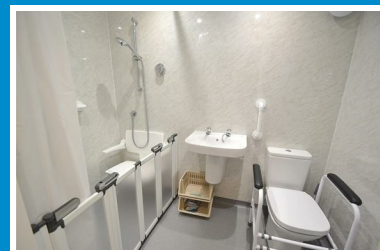
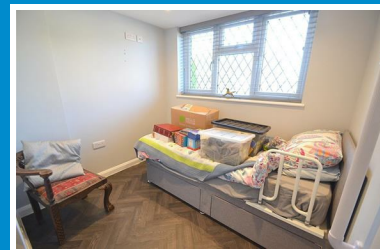
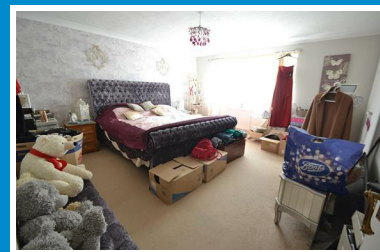
### COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band ( F )

### 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.





GROUND FLOOR  
982 sq.ft. (91.2 sq.m.) approx.

1ST FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA: 1928 sq.ft. (179.1 sq.m.) 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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**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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