



4 Ferndale, Hailsham Road, Herstmonceux, Hailsham, East Sussex BN27 4JU



Take a look through the details of this fabulous large family home, it wont fail to impress you with its eye catching kerb appeal and high quality fixtures and fittings throughout. There is also a large outbuilding at the bottom of the garden that adds so much value in terms of what it can be used for. All conveniently located in a non-estate location on the fringes of the desirable Herstmonceux village. Viewing highly recommended!

- Entrance Hall
- Cloak room
- Lounge
- Kitchen
- Utility

FIRST FLOOR

- Bedroom 1
- En-Suite
- Bedroom 2
- Bedroom 3

Bedroom 4

Family Bathroom

SECOND FLOOR

Bedroom 5



Description

AP Estate Agents are proud to present 4 Ferndale, a wonderful large family home that has undergone a remarkable transformation since the current owners bought it a few years ago. This property is virtually unrecognisable from the original property and has been fully renovated throughout, including a large side extension and loft conversion. The list of enhancements is endless but to mention just a few; Ferndale has undergone a full re-wire and re-plumb and all new insulation, new flooring throughout, totally re-plastered, all new fixtures and fittings, the kitchen and bathroom were newly fitted, with an en-suite being created within the extension. Outside has also had a huge amount of changes and improvements, creating new driveway and electric gated entrance to the property, a huge rear decking area and a stunning outbuilding which will be a game changer for many.

INSIDE THE PROPERTY

You enter the property into a lovely ENTRANCE HALL with a seated storage area and coat hanging space to your right, this area offers plenty of room to welcome your guests into your home and provides passage to the CLOAKROOM; WC with concealed flush, wash basin with storage below featuring an attractive mosaic tiled wall and splash back. As you turn a corner and into the LOUNGE you will find a great space for the family to relax, it is a good size and features a newly fitted log burner sitting on a stone hearth. Opposite is a stunning KITCHEN/DINER/FAMILY ROOM finished in a stylish wood effect beneath white stone worktops, a stunning combination. No expense has been spared with all the integrated appliances; with an eye line double oven and grill, fridge, freezer, dishwasher. There is a stand alone island, with an integrated induction hob and remote controlled extractor above, and a breakfast bar with seating for at least 3 people and storage below. The room opens out to create space for a dining table and seating, with double doors leading out to the decking area at the rear, creating a great flow between the indoor and outdoor areas for entertaining. In addition there is a useful separate UTILITY room with plumbing and space for a washing machine and dryer, a stainless steel sink and housing for the boiler which is only a few years old. The entire ground flooring has been laid in solid oak, with matching doors, creating a light, airy and high quality feel.

UPSTAIRS

Stairs lead up to a generous HALLWAY, off which there are four bedrooms and a further flight of stairs to the loft conversion. Three of the BEDROOMS are doubles, with the fourth being a large single. The PRINCIPAL BEDROOM is a fabulous size with double aspect views towards the South Downs, the ENSUITE has a luxurious walk in shower with drenching head and separate hand held hose, wall mounted modern drawer set with counter top washbasin, underfloor heating, fully tiled with a chrome heated towel rail. The FAMILY BATHROOM is equally well equipped with a panel bath as well as a corner shower enclosure and underfloor heating. The top floor has a fifth very large double BEDROOM with a number of built in cupboards, providing useful storage and lovely views towards the south downs.

OUTSIDE

The property is approached via large electric gates which encloses the driveway behind a tall brick built wall with a pedestrian gate to one side, the drive itself has parking for two cars, and has high hedging either side, railway sleepers create contained flower beds in front of the property. Please read additional information for an explanation of the driveway down the side of the property. A raised decking area has been built off the rear of the property with storage beneath, it is made from a composite material making it unperishable. The entire decking is extensive and split over two levels with a number of seating areas, followed by paved steps leading down to the garden and path down the side of the garden. The lawn extends some 100 feet down to a huge outbuilding that is currently used for office space. The HOME OFFICE offers huge potential to become whatever is desired (subject to planning), for example it could serve as office space, yoga studio, therapy room, gaming room. Alternatively a new owner might wish to pursue the use of an annex.





ADDITIONAL INFORMATION

The driveway at the side of the property leads to a single garage that belongs to the neighboring property. Also due to the neighboring property being mid terrace and land locked there is also a right of way across the decking to their rear garden. This is quite typical in this kind of arrangement.

SERVICES

The property has had the benefit of a LPG gas tank installed giving it Gas Central Heating, this is a luxury as there is no Gas in the ground throughout Herstmonceux. All four properties share a septic tank which is emptied every year at a current cost of £55 p/a per household. Further information can be supplied upon request.

DIRECTIONS

What3Words: [///soils.decorator.wasps](https://www.what3words.com/#!/soils.decorator.wasps)

LOCATION:

Herstmonceux is a fabulous village with a thriving community offering a surprising amount of services. In the Centre is a very well regarded C of E Primary school which would only be a 5 minute walk from 4 Ferndale. There is a pharmacy on the way into the village with a doctors practice opposite the primary school, and the high street offers a numbers of places to eat with a choice of superb restaurants including French cuisine and Indian, in addition you will find a fish and chip shop, public house and little bake shop. The hub of the village is the post office and convenience store offering all your daily needs.

Leisure pursuits offered nearby include PGL centre for children, recreation ground, multi lake fishery as well as lots of country walks and the famous Herstmonceux castle and Observatory right on your doorstep.

Other notable locations nearby include Brighton (24 miles), Royal Tunbridge wells (21 miles), Eastbourne (11 miles), Hastings (14 miles), Gatwick airport (48 miles). Nearby railway services can be found at Hastings, Bexhill, Battle and Polegate providing mainline transport to Charing cross and Victoria/London bridge in just over an hour



Local Authority: Wealden

Services (not checked or tested): LPG Gas and Septic Tank

Tenure: Freehold

EPC: EPC Rating C

Council Tax Band: D



Offers in Excess of £500,000

Viewings

By Appointment Only





Disclaimer:

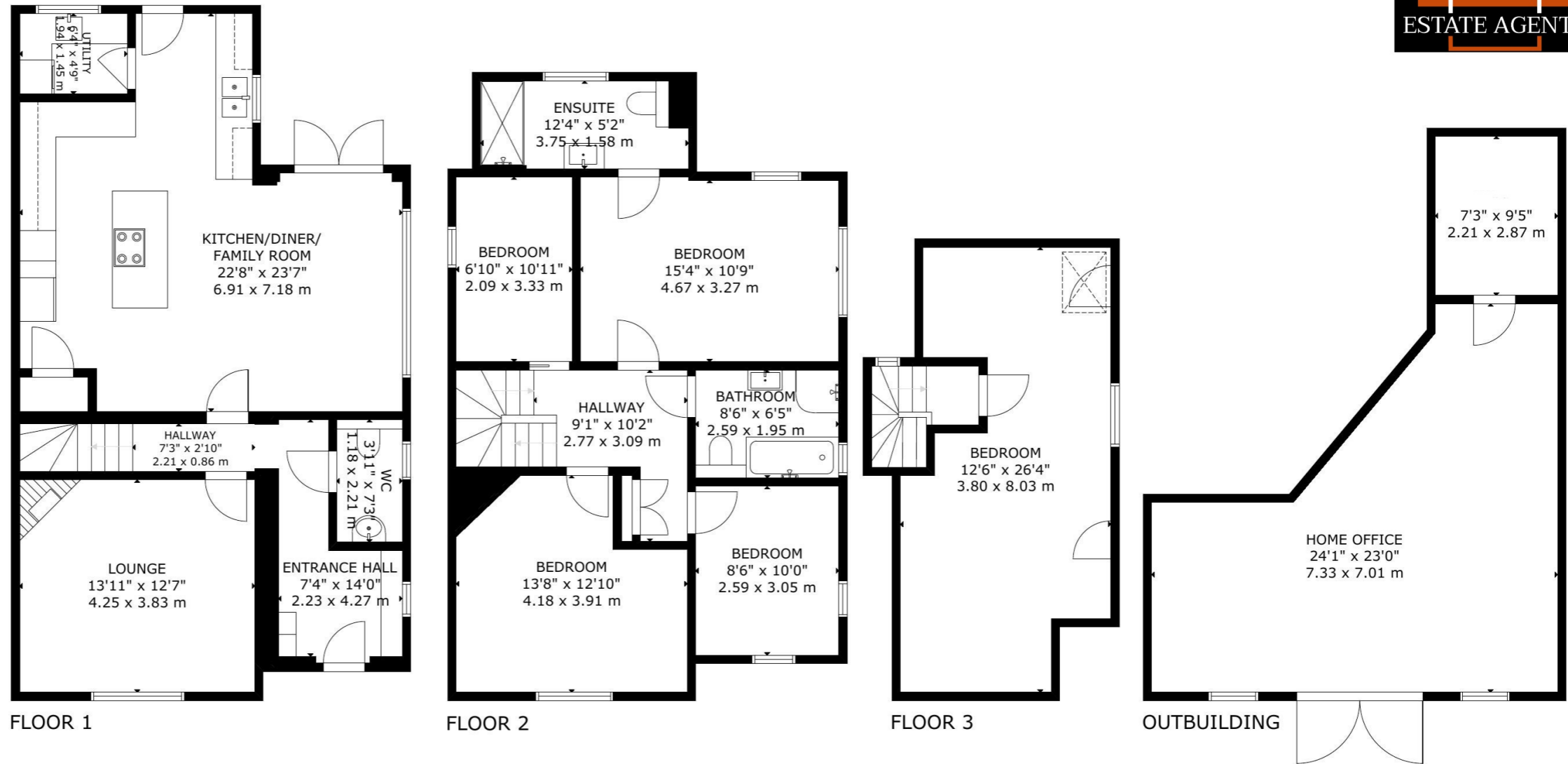
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A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested. All measurements and distances are approximate. A list of the fixtures and fittings for the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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GROSS INTERNAL AREA
 TOTAL: 173 m²/1,865 sq.ft
 FLOOR 1: 75 m²/811 sq.ft, FLOOR 2: 69 m²/740 sq.ft, FLOOR 3: 29 m²/314 sq.ft
 EXCLUDED AREAS: OUTBUILDING: 44 m²/469 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

