

Crane & Co



PRICE
£500,000

Flat 10 Herstmonceux Place, Church Road, Herstmonceux, East Sussex BN27 1RL

01323 440678

sales@craneandco.co.uk

3 Bedroom 2 Bathroom 2 Reception

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£500,000

Leasehold

 3 Bedroom  2 Bathroom  2 Reception

WATCH THE FILM AND 3D TOUR and view EXPERT PHOTOGRAPHY at craneandco.co.uk (ALL PROVIDED FREE FOR ALL OUR SELLERS)

An apartment like no other... Housed in this magnificent Grade I listed manor house is this wonderfully spacious 3 bedroom apartment. A characterful home to be, Herstmonceux Place dates back to the early 18th Century and was even built using some bricks from Herstmonceux Castle. Divided into apartments in the 1950s, this wonderful home is bursting with history and is truly one of a kind, with previous owners such as the Reverend Robert Hare, former Clerk of Herstmonceux, in the late 1700s. Arrive via the sweeping gravel driveway, greeted by the prestigious frontage of this manor home, and imagine the life that awaits. Ascend the grand spiral staircase (or pop in your private lift) to the top floor and shake the day off in this tranquil setting. The apartment enjoys a great plethora of space, with 3 grand double bedrooms, 2 generous reception rooms and extraordinary high ceilings. If you've been looking to create something truly special, then look no further! Don't miss out on this rare opportunity to create the home of your dreams... With refurbishment, this remarkable apartment will blossom into the home you've been dreaming of.

The current configuration gives 3 large double bedrooms, with the principle bedroom benefiting from a spacious en-suite bathroom. Bedroom 2 lies in one of the turreted portions of the house with a magnificent curved wall flooding the room with natural light through the three windows, all of which gaze out across the countryside beyond, while the third bedroom enjoys a similar outlook and benefits from a walk-in wardrobe - picking your room may be the hardest decision to make here! Both reception rooms are super spacious with the living room also enjoying splendid country views. The kitchen and dining room are nestled upstairs, while the maid's pantry makes for a handy utility. With 2 garages and all available CHAIN FREE, this is not one to be missed! Call us now to book your visit to Herstmonceux Place.

* Upon completion the property will be issued with a new 118 year lease.

* Annual Service Charge £1676

* Annual Ground Rent £17

Information Provided by Seller

Room Sizes

Entrance Hallway
Living Room - 20' 2" x 16' 10"
Bedroom 3 - 17' 3" x 9' 7"
Bathroom
Utility Room
Bedroom 2 - 24' 3" x 16' 2"
Bedroom 1 - 18' 1" x 14' 4"
En Suite Bathroom
Dining Room - 18' 0" x 9' 11"
Kitchen - 18' 1" x 17' 5"
Garage

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Main Features
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- Extraordinary Apartment
- Bursting with Character & History
- Grade I Listed Manor House

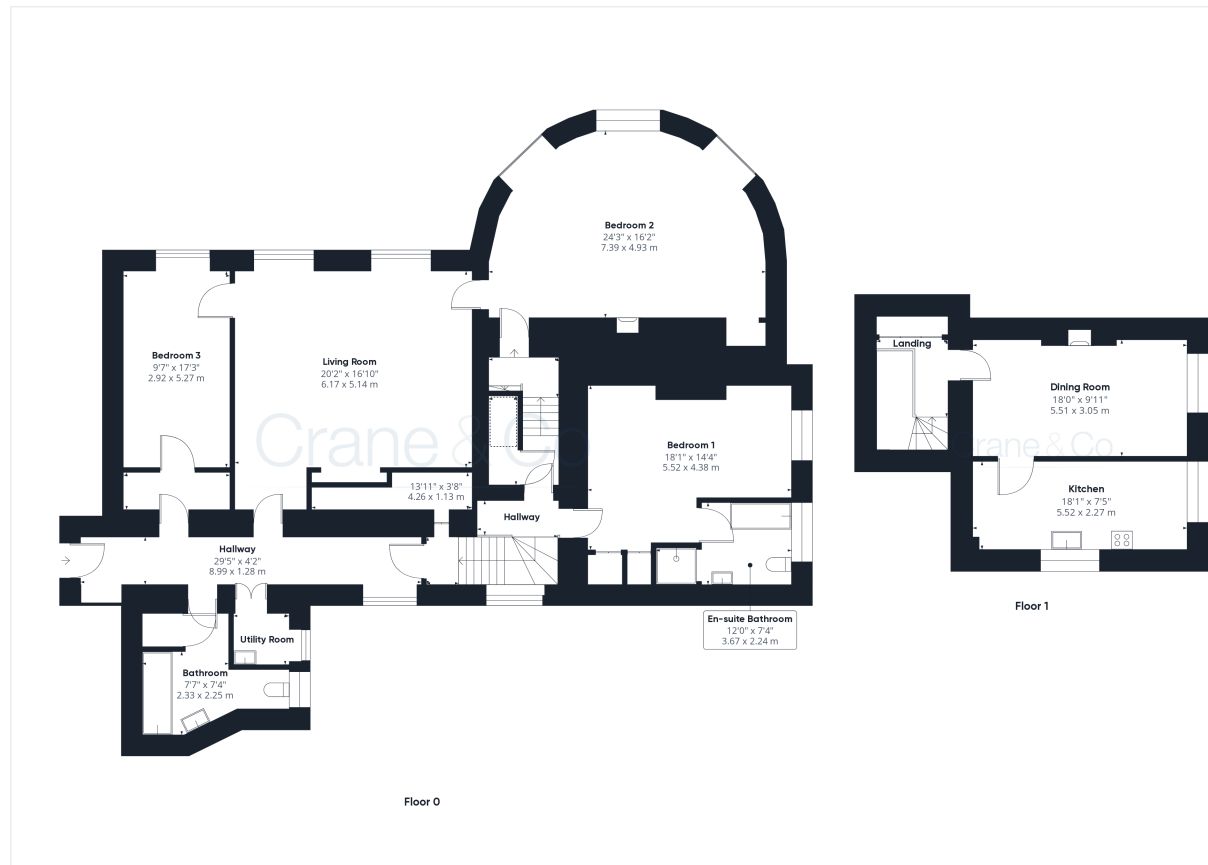
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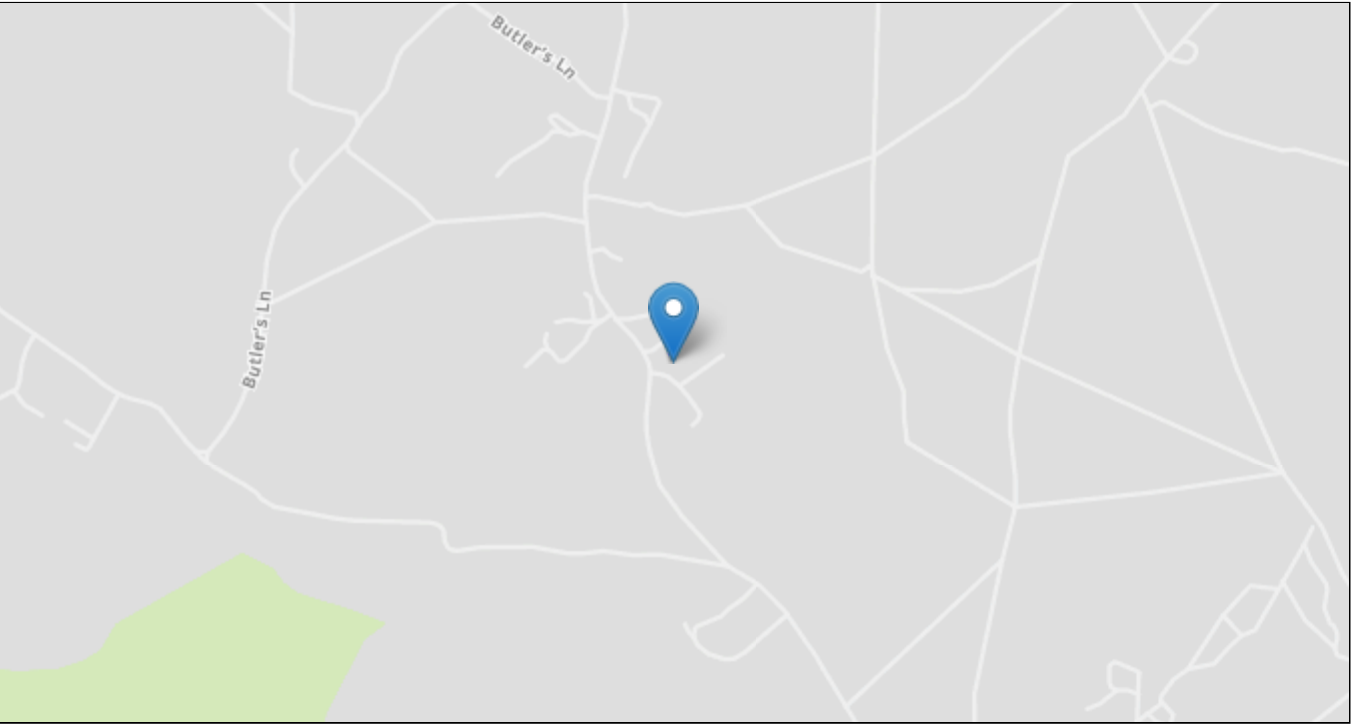
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