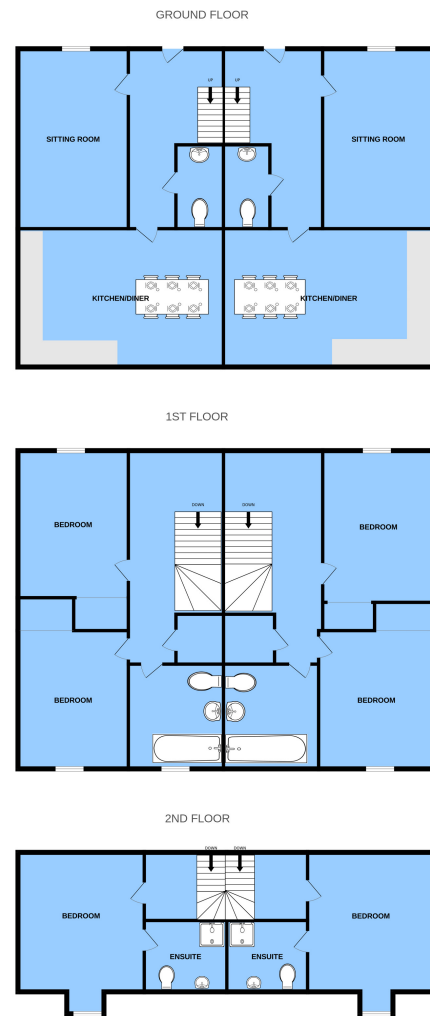


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B	89	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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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2 Horseshoe Place Windmill Hill, Herstmonceux, East Sussex BN27 4GB **£439,950 freehold**

A two year old semi-detached three bedroom home boasting an exceptional specification and set in a small development adjoining the village green with the balance of a ten year Protek warranty.

Semi Detached House
 Lawned Rear Garden

3 Bedrooms
 High Specification

Built 2 Years Ago

Remainder of 10 year
 Warranty

Description

2 Horseshoe Place is an attractive three bedroom semi detached property that was built 2 years ago and benefits from the balance of a 10 year Protek warranty. The accommodation provides a covered porch into a generous hall with storage. The well planned accommodation has oak engineered flooring to the ground floor with carpets to the remaining rooms and attractive joinery and door furniture. At the heart of the house is a high quality kitchen with integrated appliances. The kitchen/dining room has bi-fold doors opening onto the patio and gardens. There are two first floor bedrooms with a family bathroom and a master bedroom with a luxurious en-suite shower room to the second floor. The rear gardens are laid to lawn with a large patio.

Note: Library images used on property particulars.

Directions

From our office in Battle High Street proceed in a northerly direction taking the second exit at the roundabout into North Trade Road and continue all the way along into Kitchenham Road to the T junction at the end. Here turn right and proceed along to Windmill Hill where the properties will be found along on the left hand side behind the green.

THE ACCOMMODATION

Comprises covered porch to

RECEPTION HALL

With large storage cupboard and staircase rising to first floor landing.



CLOAKROOM

With low level WC and wash hand basin.

LIVING ROOM

16' 9" x 9' 6" (49.00m x 2.90m) With window to front.

KITCHEN/DINING ROOM

17' 1" x 12' 6" (5.21m x 3.81m) With bi-fold doors to the rear patio and garden and fitted with a range of high quality kitchen cabinets with integrated appliances and working surfaces with a 4 ring hob and sink unit. The dining area has space for a large dining table.

FIRST FLOOR LANDING

With storage cupboard.

BEDROOM 2

13' 9" x 9' 6" (4.19m x 2.90m) With window to front and fitted cupboard.

BEDROOM 3

13' 2" x 9' 6" (4.01m x 2.90m) With window to rear and fitted cupboard.

FAMILY BATHROOM

With window to rear and fitted with a panelled bath, vanity sink unit, low level WC and heated towel rail.

SECOND FLOOR LANDING

MASTER BEDROOMS

13' 0" x 10' 3" (3.96m x 3.12m) With velux window to rear.



EN-SUITE SHOWER ROOM

Fitted with a shower cubicle, vanity sink unit and low level WC.

OUTSIDE

The rear gardens are laid to lawn with patio area.

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.