



Belcoo, New Road, Herstmonceux, Hailsham, East Sussex BN27 1PX



An exceptional opportunity to acquire a truly impressive home, built only a few years ago within an exclusive development of just four properties on the edge of the historic village of Herstmonceux. Designed to embrace its glorious setting, this spacious residence enjoys sweeping, uninterrupted views across rolling East Sussex countryside, stretching all the way to the South Downs. The grounds extend to approximately 0.8 acres, offering remarkable outdoor space rarely found with modern homes. The accommodation is wonderfully versatile, providing 4/5 bedrooms arranged over two floors. The heart of the home is the stunning open-plan kitchen and dining area, perfectly positioned to capture the panoramic rear outlook. A dedicated utility room, elegant lounge, additional reception room and cloakroom complete the ground floor, all benefiting from underfloor heating for year-round comfort. Outside, the expansive garden—extended by the current owner to create a substantial plot—offers endless possibilities for families, gardeners and those seeking privacy and space. A generous driveway provides parking for numerous vehicles, complemented by a double garage featuring a resin floor and electric roller doors. This is a rare chance to secure a modern, high-quality home in a peaceful semi-rural setting with breathtaking views and exceptional space. Viewing is highly recommended to fully appreciate everything this beautiful property has to offer.



## Description

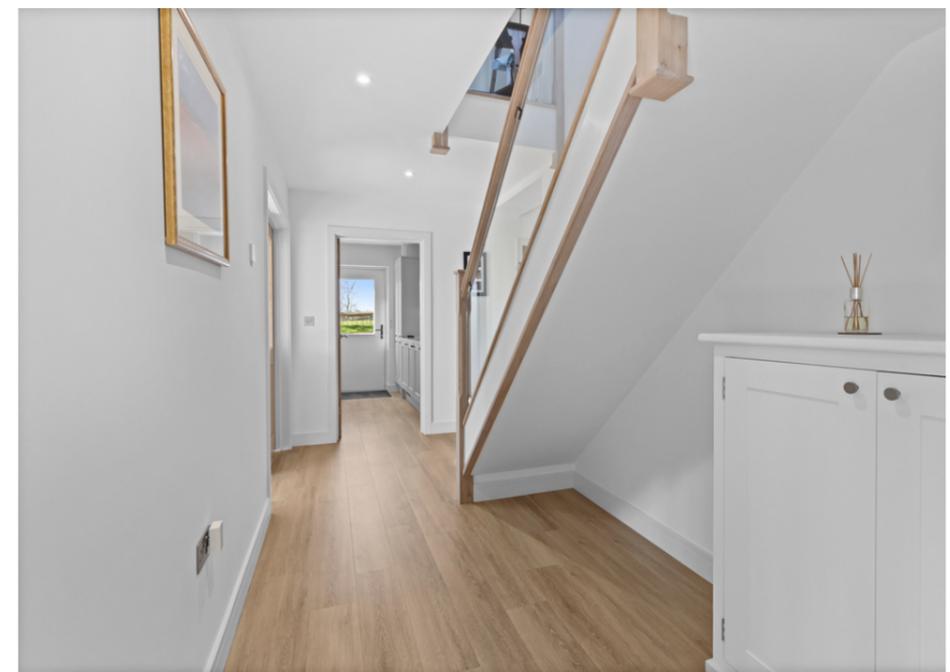
AP Estate Agents are delighted to present this striking, ultra-modern and energy-efficient home, set within an exclusive development of just four properties on the outskirts of Herstmonceux village. With an impressive B energy rating, the house incorporates a range of contemporary efficiency features, including an air-source heat pump powering the heating system and underfloor heating throughout the ground floor. As a recently built property, the double glazing, doors and insulation all meet the latest standards, ensuring comfort and economy in equal measure. While the kitchen and bathrooms were newly installed at the time of construction, the current owner has thoughtfully added further enhancements that complement the home's functionality. The décor has been kept neutral throughout, offering a fresh, versatile canvas for a new owner to personalise. One of the most remarkable aspects of this property is the substantial plot. The owner has acquired an adjoining area of land, extending the garden to approximately 0.8 acres — a rare and highly desirable feature for families, keen gardeners or anyone seeking generous outdoor space. The views are equally impressive: far-reaching, uninterrupted and stretching all the way to the South Downs. This idyllic setting offers immediate access to countryside walks and scenic landscapes, making it an ideal choice for those seeking a peaceful semi-rural lifestyle.

### INSIDE THE PROPERTY

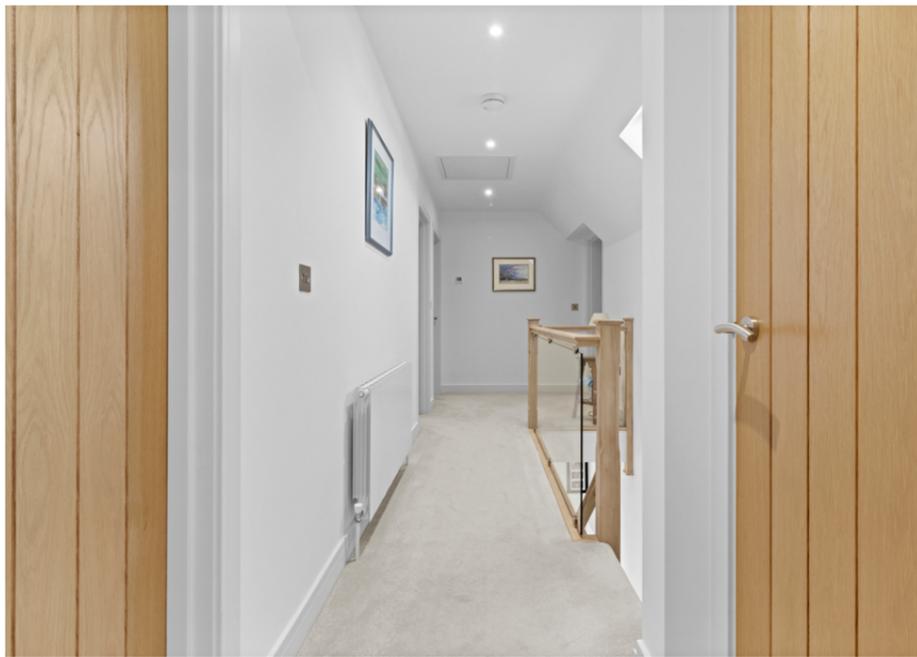
Upon entering the property, you are welcomed by a generous reception hallway that provides access to all ground-floor rooms, with stairs rising to the first floor. Careful consideration has been given to creating a light and airy feel, enhanced by the glass balustrade which adds a contemporary touch. The quality of the fixtures is immediately apparent, with oak internal doors throughout and Grey Amtico wood-effect flooring extending through the hallway, kitchen, and utility room. The lounge spans the full depth of the property and benefits from dual-aspect windows. The rear window has been deliberately set lower to allow you to enjoy the garden outlook while seated. Adjacent to the lounge is the dining room, again featuring dual-aspect windows. This room offers excellent versatility; while ideal as a formal dining space, it could equally serve as a generous study or additional reception room, particularly as the kitchen already incorporates a dining area. The layout lends itself well to a variety of lifestyles. The kitchen is an impressive size and has been thoughtfully designed to maximise storage, functionality, and visual appeal. Finished in a soft pastel tone with lightly veined quartz worktops, the cabinetry wraps around the room, with a peninsula breakfast bar creating a natural divide. As expected in a kitchen of this calibre, all appliances are integrated and by AEG + Lamona, a highly reputable brand. These include a dishwasher, twin electric ovens, microwave, induction hob with extractor, wine cooler, and fridge freezer. Practicality has been prioritised with features such as corner carousels and pull-out recycling bins. The dining area comfortably accommodates a sizeable table, and bi-fold doors open directly onto the garden patio. A separate utility room sits adjacent to the kitchen, providing additional worktop space, an inset stainless-steel sink, integrated washing machine and dryer, and a range of storage units. There is also a side door to the exterior and ample space for coats and household items. Along with the downstairs cloakroom, this completes the ground-floor accommodation. The entire level benefits from underfloor heating, with individual room controls for added comfort and efficiency.

### UPSTAIRS

Stairs rise to a galleried landing, illuminated beautifully by a roof light above. The sense of quality continues from the ground floor, with oak doors to every room, loft access, and an airing cupboard fitted with slatted shelving. The family bathroom is finished to an impressive standard, featuring luxurious tiling, an over-bath shower with a drenching rainfall head and additional handheld attachment, wall-mounted controls, a contemporary countertop basin with gloss drawers beneath, quartz-style splashback, mirrored cabinets, a heated chrome towel rail, Velux window, WC, and grey wood-effect flooring. There are four double bedrooms on this floor, one of which benefits from a recently fitted range of wardrobes, while the principal bedroom enjoys his-and-hers fitted storage. Most of the bedrooms take full advantage of the breathtaking outlook—far-reaching views across rolling Sussex countryside, stretching towards the South Downs and even the coastline on a clear day. Every window frames a slice of the landscape, creating a wonderfully calming, rural atmosphere. A particularly versatile Jack-and-Jill room adjoins one of the bedrooms. Continued....







Continued.. With windows overlooking farmland, Velux roof lights, and a large cupboard housing the high-pressure hot water system, this generous space could serve as a fifth bedroom, dressing room, office, nursery, or hobby room—its potential is endless. The principal bedroom also benefits from a contemporary en-suite, fitted with a luxurious walk-in shower, wall-mounted controls, an additional handheld attachment, countertop basin with storage below, concealed-flush WC, and heated towel rail. Throughout the first floor, the attention to detail is evident, with oak doors and brushed aluminum power points adding a refined finishing touch.

#### OUTSIDE

The property is approached via an exclusive private development of just a handful of homes built around three to four years ago. Belcoo enjoys one of the most secluded positions, tucked away in a quiet corner and offering an excellent degree of privacy. A generous driveway provides parking for several vehicles, with ample space for a larger vehicle such as a motorhome. Originally constructed as an open-fronted car barn, the double garage has since been upgraded with premium bespoke electric sectional doors by Hormann, giving the exterior a smarter, more secure finish. Inside, the garage benefits from power, lighting, and a durable mineral-based floor surface—ideal for housing a cherished car or motorcycle. To the side of the property, a secure gated area offers useful additional storage and houses the air-source heat pump for the central heating system. The unit is neatly positioned and unobtrusive. A paved pathway runs along the side of the house and opens into a large patio area at the rear, perfectly placed to serve the kitchen and utility room. The garden itself is predominantly laid to lawn and provides a wonderful blank canvas for anyone with a passion for gardening. With such a substantial plot, there is enormous potential to create something truly special. The boundaries are defined by post and rail fencing on three sides, allowing uninterrupted views across the surrounding countryside, while close board fencing provides privacy between Belcoo and its neighbour. The current owner purchased an extra section of land to the rear, extending the plot to approximately 0.8 acres and significantly enhancing the overall setting. Livestock fencing encloses this additional land to prevent farm animals from wandering in. A covenant on this additional land prevents the construction of buildings, which is important to note when considering future plans, but it ensures the open, rural outlook remains protected. A discreetly positioned septic tank sits to one corner of the garden, and a scattering of low-growing trees adds gentle structure without interrupting the far-reaching views.



#### ADDITIONAL INFORMATION

On the Western boundary there is a service track running alongside the property for the purpose of accessing the rear land by way of a five-bar gate. The property is served by a septic tank, positioned unobtrusively within the rear garden, and benefits from an air-source heat pump for the central heating system, neatly located to the side of the house.

#### LOCATION

Belcoo enjoys a wonderfully peaceful setting on the edge of Herstmonceux, a historic Sussex village known for its charming centre, rolling countryside and two landmark attractions: Herstmonceux Castle, a magnificent 15th-century moated fortress, and the Observatory Science Centre, the former Royal Greenwich Observatory with its iconic domes and hands-on exhibits. The village offers everyday essentials including a convenience store, post office, cafés and traditional pubs, while the larger market town of Hailsham—with supermarkets, healthcare, leisure facilities and wider shopping—is only around 4 miles away. Families benefit from well-regarded local schooling, including Herstmonceux C of E Primary and secondary options in Hailsham and Heathfield, with independent schools available in Eastbourne. Transport links are excellent for a rural location: Polegate mainline station is approximately 7 miles away, providing direct services to London Victoria, Brighton and Eastbourne. Key destinations are all within easy reach, with Eastbourne around 10 miles, Hastings approximately 12 miles, Tunbridge Wells about 20 miles, Brighton roughly 25 miles, and Gatwick Airport around 40 miles. Surrounded by open fields, woodland walks and far-reaching views towards the South Downs, this is a location that blends tranquility with convenience—perfect for buyers seeking countryside living without sacrificing access to amenities and transport.



DIRECTIONS: <https://w3w.co/looks.opinion.skylights>



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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.

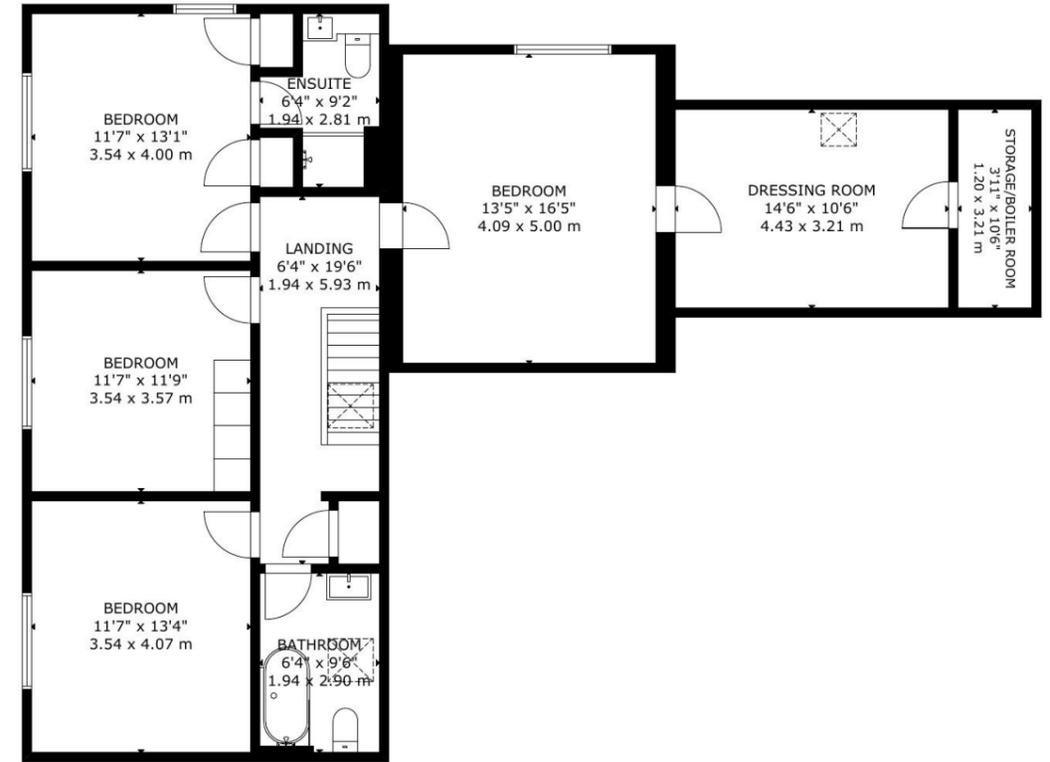
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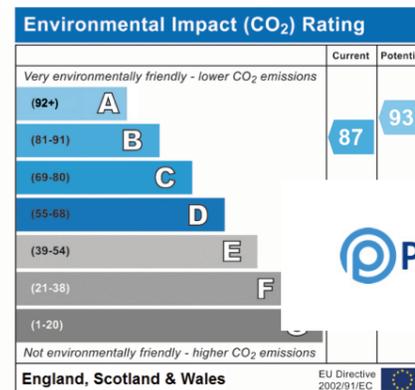
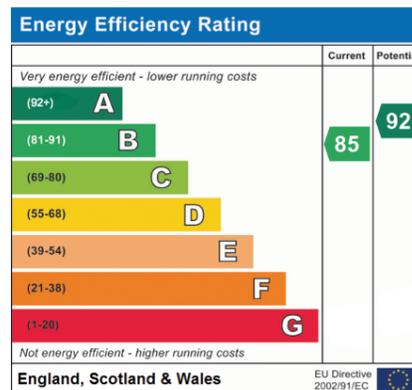


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 TOTAL: 198 m<sup>2</sup>/2132 sq.ft  
 FLOOR 1: 89 m<sup>2</sup>/958 sq.ft, FLOOR 2: 109 m<sup>2</sup>/1174 sq.ft  
 EXCLUDED AREAS: GARAGE: 29 m<sup>2</sup>/313 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





**Local Authority:** Wealden

**Services (not checked or tested):** Mains water,  
Electricity and Private Drainage

**Tenure:** Freehold

**EPC:** EPC Rating B

**Council Tax Band:** G

Offers in Region of £1,100,000

Viewings

Strictly by Appointment Only

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