

# Crane & Co



## Price Guide

£300,000 - £325,000

16 Monceux Road, Herstmonceux, East Sussex BN27 4PE

🏠 3 Bedroom 🛀 1 Bathroom 📺 1 Reception

📞 01323 440678

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Freehold

 3 Bedroom  1 Bathroom  1 Reception

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A 3-bedroom village home offers bright and spacious living, featuring a modern, sleek gloss kitchen. The delightful conservatory provides stunning views over the mature, enclosed garden, creating the perfect spot to relax and unwind while enjoying the natural surroundings. The living/dining room provides a generous space for family gatherings or quiet evenings, with plenty of natural light pouring in from patio doors, creating an inviting and warm atmosphere. The garden also includes a spacious patio, ideal for outdoor dining, entertaining, or simply soaking up the sun. Upstairs, you'll find three well-sized bedrooms and a family bathroom, with the potential to split bedroom 1 into two smaller rooms if more space is needed, making this home adaptable for growing families or those needing extra rooms. The block-paved driveway provides parking for 2 and leads to the garage, offering further potential for additional living space or storage, as seen in neighbouring properties who have successfully transformed their garages. The property also boasts excellent curb appeal and is set in a cul de sac in a family-friendly neighbourhood. Situated in the highly sought-after village of Herstmonceux, the home benefits from a fantastic community atmosphere, local shops, a primary school, and easy access to countryside walks and parks, this location offers the perfect balance of village life and convenience. Offered with no chain, this fantastic property is move-in ready and should be at the top of any buyer's list. Don't miss the opportunity to make this dream home yours!

## Main Features

- 3 Bedrooms
- Family Home
- Village Location
- Lovely & Bright Living Room
- Garage & Driveway
- Conservatory
- End Of Chain

## Room Sizes

Entrance  
Cloakroom  
Kitchen - 12' 9" x 9' 7"  
Living/Dining Room - 17' 9" x 12' 8"  
Conservatory - 8' 1" x 7' 11"  
Landing  
Bedroom 1 - 17' 10" x 9' 11"  
Bedroom 2 - 10' 0" x 9' 4"  
Bedroom 3 - 10' 2" x 8' 3"  
Bathroom  
Outside  
Driveway  
Garage - 17' 11" x 7' 11"  
Rear Garden

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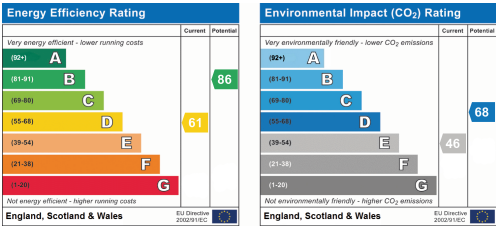
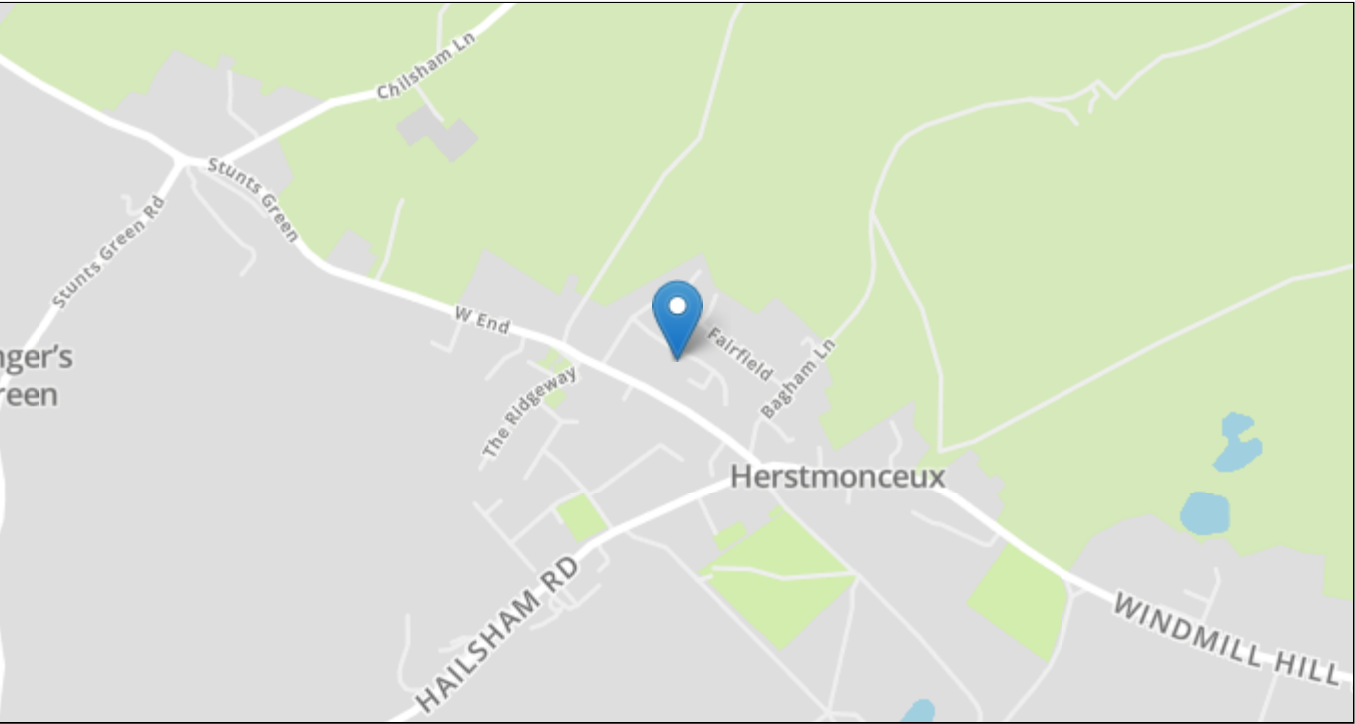
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