

# Crane & Co



## Price Guide

£390,000 - £415,000

Silver Birches, Victoria Road, Herstmonceux, East Sussex BN27 4TF

 3 Bedroom  1 Bathroom  2 Reception

 01323 440678

 [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)



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Freehold

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This charming semi-detached home is nestled in Windmill Hill, offering a country living and scenic lifestyle. The property features three bedrooms and 2 reception rooms providing room for a growing family or those in need of extra space. The cozy living room benefits from a log burner, ideal for creating a warm and welcoming ambiance during the colder months. The added benefit of a conservatory extends your living area, offering a light-filled space perfect for relaxing or entertaining. Outside, you'll find a generously sized garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The property also boasts a garage and a driveway, offering convenient off-road parking and additional storage space. Herstmonceux is a delightful village, known for its lovely country walks and beautiful surroundings, making it perfect for nature enthusiasts and those who appreciate tranquil outdoor spaces. The village offers a range of local shops, pubs, and a primary school, ensuring everyday essentials are within easy reach. This village offers an exciting opportunity for buyers to personalise and make it their own in a highly desirable location.

### Main Features

- Semi-detached
- 3 Bedrooms
- 2 Reception Rooms
- Log Burner
- Conservatory
- Garage & Drive
- Good Size Garden

### Room Sizes

Porch  
Hallway  
Cloakroom  
Dining Room - 11' 9" x 10' 9"  
Kitchen - 9' 10" x 8' 9"  
Living Room - 25' 2" x 10' 1"  
Conservatory - 8' 1" x 12' 1"  
Landing  
Bedroom 1 - 13' 3" x 10' 10"  
Bedroom 2 - 11' 3" x 11' 0"  
Bedroom 3 - 10' 10" x 7' 9"  
Bathroom  
Outside  
Front Garden  
Driveway  
Garage  
Rear Garden

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