



9 Fairfield, Herstmonceux, Hailsham, East Sussex BN27 4NE



An outstanding opportunity to own this spacious and beautifully extended three-bedroom semi-detached home, ideally situated within a short stroll of the charming village of Herstmonceux. Perfect for a growing family, this property boasts immense potential. Inside, you'll find a welcoming lounge and a versatile separate reception room, complemented by a generously extended living area at the rear. The kitchen, paired with a convenient utility room, offers practicality and style. The property also benefits from space to the side, presenting exciting opportunities for further extension (subject to necessary planning permissions). Externally, the home features a substantial garage and a smaller outbuilding, ideal for storage or hobbies. The south-facing garden is a true highlight, providing a delightful outdoor haven bathed in sunlight throughout the day. This is a must-see for anyone seeking a home with space, charm, and endless potential. Arrange your viewing today!



Description

AP Estate Agents are delighted to present this exceptional extended family home - a rare opportunity to secure a property that perfectly balances space, style, and potential. Already benefiting from a substantial extension, this home still offers scope for further expansion, with additional room to the side. The layout is ideal for modern family living, featuring separate reception rooms and a generously extended rear space that lends itself to multiple uses, such as an office, hobby room, or even the potential for a fourth bedroom on the ground floor. The south-facing aspect, combined with stunning bifold doors leading to the garden, creates an idyllic setting for both entertaining and making the most of the ample space available. This property truly needs to be seen to be fully appreciated.

INSIDE THE PROPERTY

Step into this wonderful family home and be greeted by a welcoming hallway with ample space for coats and shoes, leading to a versatile reception room, perfect as a cosy living area or easily adaptable as a fourth bedroom. The main living room exudes charm with its ornamental fireplace and inset log burner, creating a warm and inviting atmosphere. The oak doors and architraves add a touch of character, making the house feel instantly homely. The extended rear of the property truly impresses with its sense of space. A striking vaulted glass skylight bathes the room in natural light, while tiled flooring with underfloor heating ensures year-round comfort. This generous space effortlessly accommodates a dining area and additional seating, with stunning bifold doors opening onto the garden—ideal for relaxing or entertaining. From here, an inner lobby by the back door offers floor-to-ceiling storage, leading to a well-appointed galley kitchen with ample cupboard space and plumbing for appliances. The ground floor also features a convenient downstairs toilet with a washbasin and storage beneath. Completing the layout is a hobby room or office, thoughtfully converted from the original kitchen, which loops back to the front hallway and staircase.

UPSTAIRS

On the first floor, you will find a charming galleried landing, complete with elegant wooden balustrades, an airing cupboard, and access to the loft. The main bedroom is impressively spacious, offering pleasant views over the rear garden. With ample room for furniture and the added convenience of a built-in cupboard, it provides both comfort and practicality. Bedroom two also enjoys delightful views of the rear garden and is a generously sized double, perfect for accommodating wardrobes and additional furnishings. Bedroom three, while slightly smaller, still comfortably fits a double bed and benefits from a pleasant outlook to the front of the property. The family bathroom is both stylish and functional, featuring a white suite that includes a pedestal wash basin, a low-level WC, and a corner bath with a shower above. Fully tiled and finished with a sleek chrome heated towel rail, this space offers a touch of luxury. This thoughtfully designed upper floor ensures comfort and versatility for all the family. Book a viewing today to truly appreciate what this home has to offer.

OUTSIDE

The outside space of this property is truly exceptional and offers a wealth of features that set it apart. As you approach, you'll immediately notice the generous parking provision, a rare find for similar properties. The front driveway comfortably accommodates up to three vehicles, while a side driveway leads to a substantial tandem garage. The garage, with its up-and-over door, boasts attractive wooden cladding, double-glazed windows overlooking the garden, and a concrete base. Fully equipped with power, lighting, and a workbench, it offers immense versatility—ideal for valuable storage, housing extra appliances like large freezers, or even converting into a home gym or hobby room. In addition to the garage, the garden features a brick-built shed, providing further storage options. The property benefits from oil-fired central heating, with the oil tank neatly tucked away behind the garage for convenience and discretion. The rear garden is a true highlight, generously proportioned and thoughtfully landscaped to create a tranquil haven. It includes a selection of striking palm trees, raised flower beds, and a charming shingle path. Towards the rear, you'll find larger herbaceous plants and an expanse of lawn stretching back to the house, complemented by a small patio adjacent to the property—perfect for outdoor seating and entertaining. This is an outdoor space designed to impress, combining practicality, potential, and a picturesque setting.





ADDITIONAL INFORMATION

SERVICES: Mains Water, Drainage and Electricity, Oil fired central heating

COUNCIL TAX: Band C £2275.02

LOCATION

Herstmonceux is a fabulous village with a thriving community offering a surprising amount of services. In the Centre is a very well regarded C of E Primary school which would only be a 5 minute walk from the property. There is a pharmacy on the way into the village with a doctors practice opposite the primary school, and the high street offers a numbers of places to eat with a choice of superb restaurants including French cuisine and Indian, in addition you will find a fish and chip shop, public house and little bake shop. The hub of the village is the post office and convenience store offering all your daily needs.

Leisure pursuits offered nearby include PGL centre for children, recreation ground, multi lake fishery as well as lots of country walks and the famous Herstmonceux castle and Observatory right on your doorstep.

Other notable locations nearby include Brighton (24 miles), Royal Tunbridge wells (21 miles), Eastbourne (11 miles), Hastings (14 miles), Gatwick airport (48 miles). Nearby railway services can be found at Hastings, Bexhill, Battle and Polegate providing mainline transport to Charing cross and Victoria/London bridge in just over an hour

DIRECTIONS: <https://w3w.co/delighted.inched.slate>

Local Authority: Wealden

Services (not checked or tested): Mains Water, Drainage and Electricity. Oil Fired Heating

Tenure: Freehold

EPC: EPC Rating D

Council Tax Band: C

Offer in Region of £415,000

Viewings

Strictly by Appointment Only



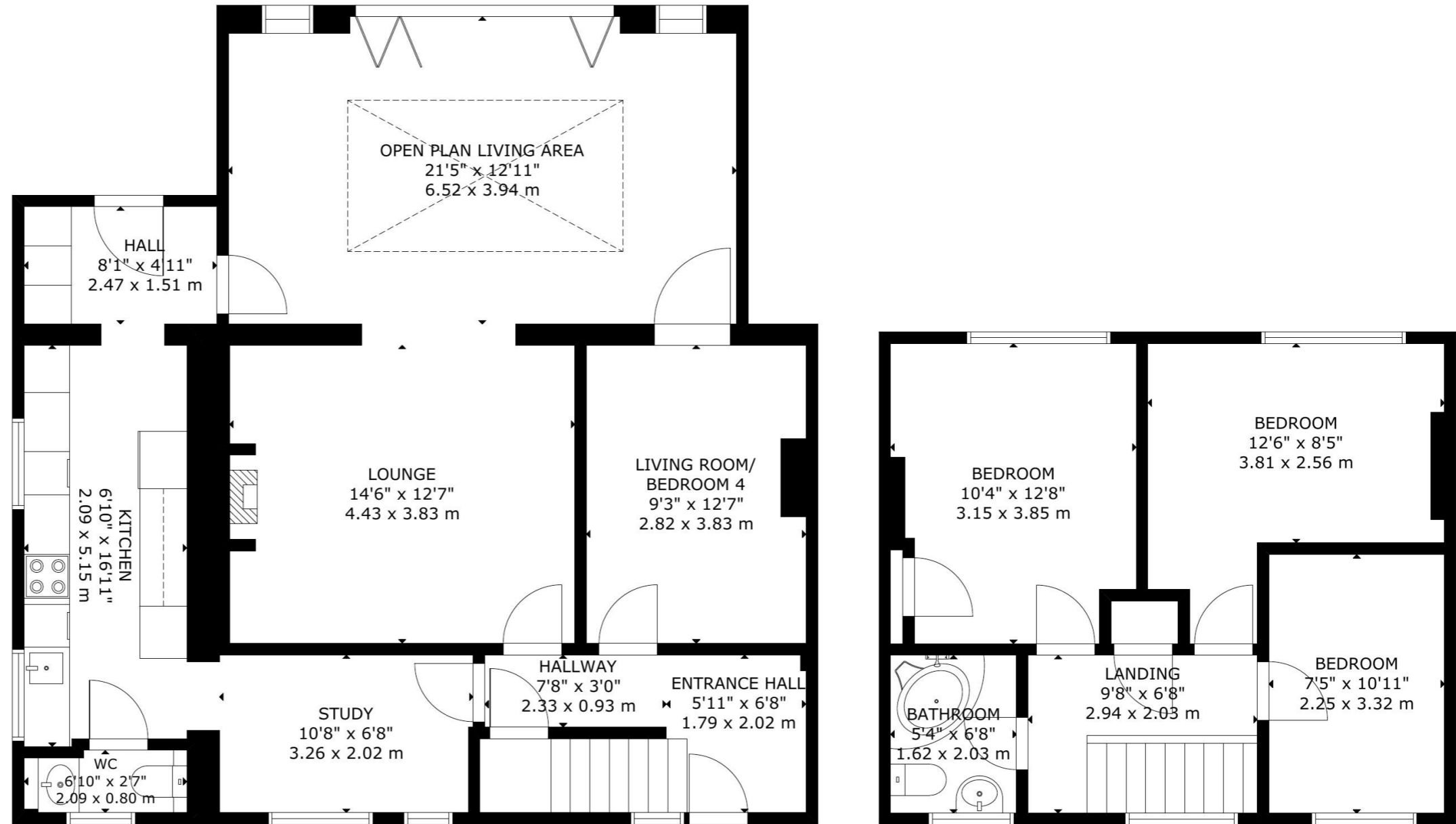
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FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
TOTAL: 135 m²/1449 sq.ft
FLOOR 1: 92 m²/988 sq.ft, FLOOR 2: 43 m²/461 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

