



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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1 Highfield Lodge Hailsham Road, Herstmonceux, East Sussex BN27 4JU £590,000 freehold

A brand new detached four bedroom family home of exceptional quality set on the fringe of the village with attractive views, parking and integral garage, car charging point and solar panels.

Brand New
 Parking

Detached Family House
 Solar Panels

4 Bedrooms 1 with En-Suite
 Enclosed Garden

Integral Garage
 Attractive Views

Description

A brand new detached four bedroom family home benefiting from all the latest refinements with high levels of insulation, double glazing, under floor heating to the ground floor and air source heating. Offering exceptional proportions, the property is approached through a generous reception hall. The kitchen has integrated appliances with bi-fold doors leading out onto the patio and garden. There is a utility room, separate reception room that also has bi-fold doors onto the patio and garden. To the first floor are four generous double bedrooms, one with a luxurious en-suite. The specification finishes to an exceptional standard with luxury fixtures and fittings throughout. The property is approached over a tarmac and block paved driveway that leads to the integral garage which is fully painted and has an electric roller shutter door. To the rear, the gardens will be landscaped with an area of patio, lawn and fence enclosed.

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 along into Kitchenham Road and proceed to the end. Here turn right and continue along through Boreham Street to Herstmonceux. Turn left into Hailsham Road and the property will be found along on the right hand side.

What3Words: ///reckons.melts.dearest

COVERED PORCH

With outside light, double doors to

RECEPTION HALL

With stairs rising to first floor landing, wide opening through to

KITCHEN/BREAKFAST ROOM

16' 1" x 15' 0" (4.90m x 4.57m) A double aspect room with bi-fold doors onto the patio and garden, comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, fridge/freezer and fitted oven and microwave. There is a large area of Quartz working surface with a one and a half bowl stainless steel sink with mixer tap and etched drainer and four ring hob with extractor fan above. A door leads through to the



UTILITY ROOM

With working surface and space and plumbing for appliances with further door to

WC

With further door to rear, fitted with a concealed cistern WC and corner wash hand basin with mixer tap.

LIVING ROOM

16' 10" x 12' 6" (5.13m x 3.81m) With bi-fold doors opening onto patio and garden.

FIRST FLOOR LANDING

With loft access with pull down ladder, cupboard housing pressurised water tank.

BEDROOM

14' 0" x 12' 5" (4.27m x 3.78m) With windows taking in views to the rear, recessed lighting throughout.

EN-SUITE

6' 1" x 5' 9" (1.85m x 1.75m) With shower recess, tiled floor, part tiled walls, fitted with a white vanity sink unit with mixer tap, concealed cistern WC, heated towel rail and tile enclosed shower with glazed screen.

BEDROOM

17' 4" x 9' 5" (5.28m x 2.87m) Window to front, recessed lighting.

BEDROOM

11' 8" x 7' 10" (3.56m x 2.39m) With window to rear, recessed lighting.

BEDROOM

14' 5" x 7' 10" (4.39m x 2.39m) With window to front, recessed lighting.

BATHROOM

Tiled floor, part tiled walls and fitted with a panelled bath with centre taps, shower screen and shower over. There is a fitted vanity sink unit with concealed cistern WC, heated towel rail to side.



INTEGRAL GARAGE

17' 0" x 9' 0" (5.18m x 2.74m) Fully plastered and painted.

OUTSIDE

The property has a block paved driveway that leads to the garage. A paved pathway leads to the front door and wraps around the property where an area of patio extends across the back. The garden is fence enclosed, mainly laid to lawn.



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.