

Campbell's Estate Agents  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	99	100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Highfield Lodge, Hailsham Road, Herstmonceux BN27 4JU

**£635,000 freehold**

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

Brand New Detached Home  
 Car Charging Port  
 10 Year Warranty

2 Reception Rooms  
 Solar Voltaic Panels

4 Double Bedrooms  
 Landscaped Garden

Integral Garage  
 Views to the South Downs





## Description

A brand new detached four double bedroom family home benefitting 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 a breakfast bar and opens through to the large living room with bi-fold doors onto the garden. There is a separate reception room ideal as a dining room which also has bi-fold doors onto the garden. To the first floor are four generous double bedrooms, two enjoying views towards the South Downs and one with a luxurious en-suite. The specification and finish is to an exceptional standard with luxurious 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 a roller shutter door. To the rear the gardens will be landscaped with an area of raised decking and laid to lawn with a new dividing close board fence between both of the new houses.

## 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

## THE ACCOMMODATION COMPRISES

A covered porch with composite panelled door to

## RECEPTION HALL

with recessed lighting, large cupboard and stairs rising to first floor landing, a wide opening leads through to



## KITCHEN/BREAKFAST ROOM

19' 7" x 11' 2" (5.97m x 3.40m) a double aspect room with recessed lighting, glazed door to side and fitted range of shaker style 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 marble working surface incorporating a breakfast bar and a 1 1/2 bowl stainless steel sink with etched drainer. There is a 4 ring hob with extractor fan above and ample space for a breakfast table. The kitchen has a wide opening through to



## LIVING ROOM

17' 6" x 14' 6" (5.33m x 4.42m) with bi-fold doors to the garden, attractive brick fireplace with inset wood burning stove and recessed lighting throughout.

## DINING ROOM

12' 10" x 12' 4" (3.91m x 3.76m) with bi-fold doors to the garden, recessed lighting.

## UTILITY ROOM

5' 3" x 4' 9" (1.60m x 1.45m) with space and plumbing for appliances and door through to

## CLOAKROOM

with obscured window to side and fitted with a concealed cistern wc and corner wash hand basin with mixer tap.

## FIRST FLOOR LANDING

20' 5" x 6' 3" (6.22m x 1.91m) including stairs and bannisters, airing cupboard housing the water tank.

## BEDROOM

15' 0" x 14' 8" (4.57m x 4.47m) with windows taking in views to the rear.



## EN-SUITE

with tiled floor and walls and fitted with a large shower with glazed screen with fixed and hand held shower; vanity sink unit with concealed cistern wc, mirror and light above, heated towel rail.



## BEDROOM

16' 6" x 11' 2" (5.03m x 3.40m) with window to front



## BEDROOM

14' 0" x 12' 10" (4.27m x 3.91m) with window taking in views towards the South Downs to the rear.

## FAMILY BATHROOM

9' 4" x 6' 10" (2.84m x 2.08m) with obscured window to side, tiled floor and walls and fitted with a white panelled bath with mixer tap, vanity sink unit incorporating a concealed cistern wc with mirror and light above, a large tile enclosed shower with glazed sliding door, fixed and hand held shower, heated towel rail.

## BEDROOM

14' 8" x 9' 4" (4.47m x 2.84m) with window to front.

## GARAGE

17' 10" x 9' 0" (5.44m x 2.74m) fully plastered and painted with painted floor and sectional electric roller shutter door.

## OUTSIDE

The property is approached over a block paved driveway giving access to the garage. The front garden is laid to lawn with dividing fencing and new planted hedge. To the front is a car charging point and to the side a pathway leads to the rear where there will be an area of decking looking out over the garden which will be rotivated and seeded before sale. The garden will also be separated from the adjoining property with a close board fence.

**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.