

Campbell's Estate Agents
 74 High Street, Battle, East Sussex TN33 0AG
 tel: 01424 774774
 email: info@campbellsproperty.co.uk

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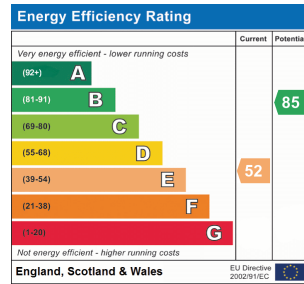
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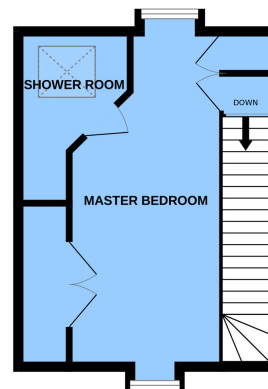
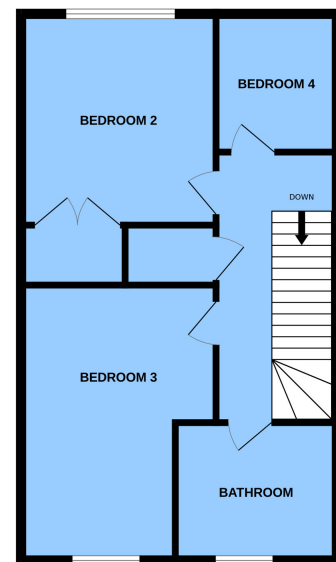
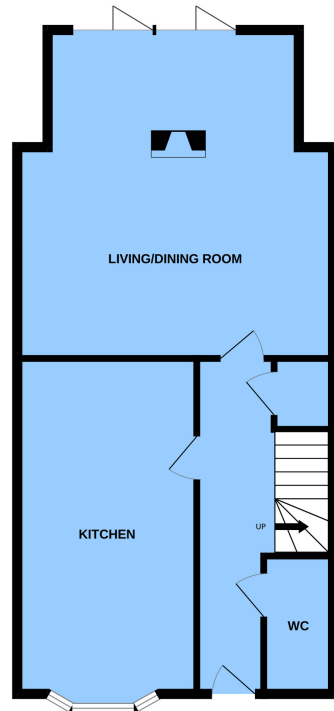
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GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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5 Blanshard Close, Herstmonceux, East Sussex BN27 4NF

oieo £349,950 freehold

A beautifully presented mews style property in a central village location with four bedrooms, south facing garden and garage. Viewing highly recommended.

Mid Terrace Property
 Convenient Location

4 Bedrooms
 Pleasant Views

South Facing Garden

Garage En-Bloc



Description

Situated in a quiet cul de sac location in the popular village of Herstmonceux, this spacious mid terrace mews property is presented in excellent order throughout. A modern entrance hall gives access to both the beautifully fitted kitchen/breakfast room with attractive bay window and the reception room which has a working log burner and leads into the dining area which makes for an ideal entertaining space enhanced further by bi-fold doors into the south facing garden. The four bedrooms are arranged over the first and second floors with three bedrooms and a family bathroom to the first floor and the master bedroom with en-suite shower room on the top floor with pleasant views over the village with glimpses of the South Downs.

The property is within walking distance of the village centre which has a primary school, doctors surgery, village shop, pub, restaurant and coffee shop. Nearby Hailsham offers a comprehensive range of amenities and supermarkets and nearby Polegate provides a mainline station with services into London and to the coast.

Directions

From the roundabout in the centre of Herstmonceux proceed along West End, continuing for a short distance and take the second right into James Avenue and then right into Monceux Road. The property will be found shortly on the right hand side with the parking area and garage accessed from Blanshard Close.
What3Words: ///lyricism.pointed.polar

THE ACCOMMODATION

With approximate room dimensions, is approached via

COVERED ENTRANCE PORCH

which gives access to a partially glazed front door leading into a

SPACIOUS ENTRANCE HALL

With tiled floor, turned staircase giving access to a first floor landing and a large under stairs storage cupboard, recessed lighting to ceiling.



WC

Window to the front of the property, WC, partially tiled walls, tiled floor; space and plumbing for washing machine and tumbledryer.

From the hallway a door leads into the

KITCHEN

15' 9" x 7' 11" (4.80m x 2.41m) plus bay window with aspect to the front of the property, variety of wall and base mounted units incorporating cupboards and drawers, one and a half bowl sink drainer unit with mixer tap, space for dishwasher, integrated electric oven and grill and an electric four ring ceramic hob with extractor fan over; Quartz work surface, recessed lighting to ceiling, tiled flooring.

LIVING ROOM

14' 11" x 12' 0" (4.55m x 3.66m) Recessed lighting to ceiling, television aerial point, telephone point, log burner, opening into

DINING ROOM

12' 5" x 8' 9" (3.78m x 2.67m) Light well to ceiling, recessed lighting, bi-fold doors to rear garden, ceramic tiled flooring.

From the hallway a turned staircase gives access to the FIRST FLOOR LANDING with large airing cupboard housing cylinder, partially shelved.

BEDROOM TWO

13' 0" x 8' 3" (3.96m x 2.51m) Window to the rear of the property, partially panelled walls, built in double wardrobe.



BEDROOM THREE

12' 3" x 8' 3" (3.73m x 2.51m) Window to the front of the property.

BEDROOM FOUR

9' 0" x 6' 4" (2.74m x 1.93m) Window to the rear of the property.

FAMILY BATHROOM

6' 8" x 6' 4" (2.03m x 1.93m) max, window to the front of the property, vanity unit incorporating basin and area of work surface, cupboard storage above, WC, bath with shower attachment over; heated towel rail, tiled walls and floor; recessed lighting to ceiling.

From the First Floor Landing, a turned staircase gives access to a brief SECOND FLOOR LANDING with light and door into



MASTER BEDROOM

14' 10" x 9' 4" (4.52m x 2.84m) max, double aspect room with window to the front and rear and window to the rear offering pleasant views over the South Downs, television aerial point, eaves storage. Door into

EN-SUITE

5' 11" x 5' 2" (1.80m x 1.57m) Velux to the rear of the property, recessed lighting, vanity unit with basin and granite effect working surface, cupboard and drawer beneath, WC, single shower unit, heated towel rail.

OUTSIDE

The property is approached by an initial shared pathway that gives access to five properties. Private path to front door and an area of front garden which is laid to lawn. Blanshard Close itself runs behind the terrace of properties and gives access to the garage and parking. The garden enjoys a southerly aspect, is predominantly decked, outside tap, lights and power and gated access to the parking area.

GARAGE EN-BLOC

17' 8" x 8' 10" (5.38m x 2.69m) A manually operated up-and-over door; additional loft area for storage.

Included in the title is a visitors parking space which is directly opposite the property to the rear.



COUNCIL TAX

Wealden District Council
Band D - £2559.4

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.