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# Campbell's

your local independent estate agent

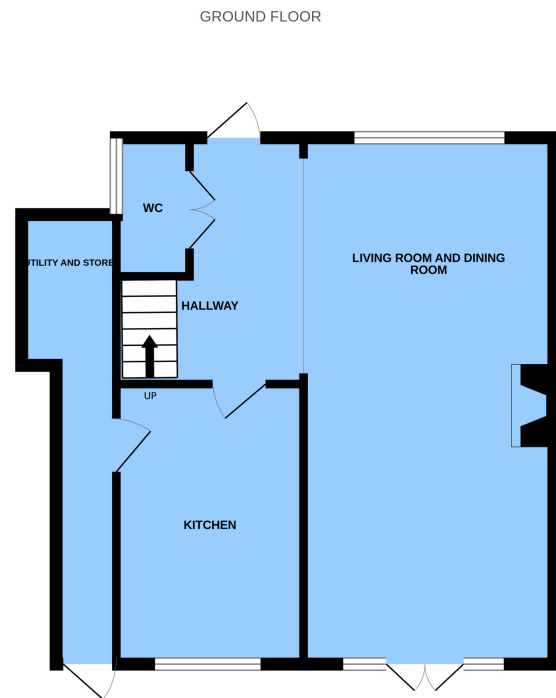
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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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Swallows Cottage Windmill Hill, Herstmonceux, East Sussex BN27 4RY

**£449,950**  
**freehold**

A conveniently situated three bedroom semi-detached home that offers beautifully presented accommodation standing on elevated ground with lovely views to the front and rear, private driveway, parking and garage/workshop.

- Semi Detached House
- Detached Timber Workshop
- 3 Bedrooms
- Countryside Views
- Beautifully Presented
- Front and Rear Garden



## Description

Viewing of this three bedroom semi detached home is highly recommended to appreciate the beautifully presented accommodation which has been subject to many improvements. The house enjoys double glazing with newly installed electric central heating with bespoke radiators and under floor heating within the kitchen. Arranged around a reception hall, double doors open into the dual aspect living room with wood burning stove and double doors onto the patio. The kitchen is fitted with a range of high gloss units and opens into a useful utility area which gives access to the attractive courtyard garden. The first floor provides three bedrooms, with two good size double rooms and a luxurious shower room. From many rooms are attractive views over rolling countryside towards the South Downs. Outside, a private driveway rises up to an area of parking and turning with access to a timber workshop/garage with power and light.

## Directions

From our office in Battle, proceed North onto the North Trade Road and continue onto the Kitchenham Road, turning right at Boreham Bridge onto the A269. Continue into Windmill Hill where the property will be seen on the right hand side, before the village green. What3Words: ///hopefully.strictest.grid

## CANOPIED PORCH

With outside light, double glazed doors to

## RECEPTION HALL

11' 3" x 8' 5" (3.43m x 2.57m) max. With stairs rising to first floor landing with window over, heringbone flooring.

## WC

5' 1" x 2' 4" (1.55m x 0.71m) With obscured window to side and fitted with a concealed cistern WC unit with sink above and mixer tap with tiling behind, fitted heated towel rail.

## KITCHEN

12' 10" x 8' 6" (3.91m x 2.59m) With picture window to rear, tiled floor, recessed lighting, fitted with a comprehensive range of high gloss base and wall mounted kitchen cabinets incorporating cupboards and drawers with space for a large oven and fridge and an extensive area of working surface incorporating a one and a half bowl acrylic sink with mixer tap and drainer, there is under unit tiling and access to an under stairs cupboard housing the fuse board.

## UTILITY/REAR LOBBY

20' 2" x 2' 5" (6.15m x 0.74m) widening to 5' 0" (1.52m) within the utility area. With roof light, half glazed door to rear, fitted cupboards and space and plumbing for washing machine and fridge/freezer.

## From the reception hall

double glazed oak doors open into the

## LIVING/DINING ROOM

24' 0" x 11' 6" (7.32m x 3.51m) Having a dual aspect with double French doors opening onto the patio, heringbone flooring, part panelled walls and a central wood burning stove on granite hearth with bressumer beam above.

## FIRST FLOOR LANDING

Loft access, cupboard housing pressurised tank.

## BEDROOM

13' 7" x 11' 6" (4.14m x 3.51m) With picture window taking in views towards the South Downs, part panelled walls.



## BEDROOM

11' 6" x 9' 7" (3.51m x 2.92m) With picture window taking in distant country views, part panelled walls.



## SHOWER ROOM

8' 1" x 8' 1" (2.46m x 2.46m) max/. With obscured window to rear, recessed lighting and fitted with a comprehensive range of cupboards and drawers incorporating a concealed cistern WC and his and hers vanity sink unit with lit mirror above. There is a large tile enclosed shower with glazed screen, fixed and hand held shower heads, heated towel rail.



## BEDROOM

8' 5" x 6' 6" (2.57m x 1.98m) With window taking in views to the front, fitted hanging and shelving.

## OUTSIDE

The property is approached over a tarmac driveway that rises up to a large area of parking and turning, there is a wood shed and



## DETACHED TIMBER WORKSHOP

15' 5" x 10' 7" (4.70m x 3.23m) With power and light, double hinge doors and separate pedestrian doors. To the rear of the workshop is a traditional wooden shed.



## GARDEN

From the parking area, a gate gives access out onto the pavement. At the front of the property a wisteria covered pergola and gate leads to a large area of block paved patio in front of the property with central Monkey Puzzle tree, all being fence enclosed with planted borders boasting an array of specimen trees and shrubs. To the rear of the property is an enclosed courtyard garden that is block paved with raised borders and fence enclosed.

## COUNCIL TAX

Wealden District Council  
Band D - £2,413.22

**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.