

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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The Old Clock House, Gardner Street, Herstmonceux, East Sussex BN27 4LB

£425,000 freehold

A charming period property that occupies the centre of the village with off-road parking and a delightful courtyard garden with spacious accommodation extending to approximately 1765 sq.ft. includes a wonderful open plan kitchen/dining room, living room with wood burning stove and three first floor bedrooms, one that could be used as self contained annexe with small kitchenette and separate staircase.

- 2 Bedrooms plus Studio Room
- Open Plan Kitchen/Dining Room
- Separate Living Room
- 2 Bath/Shower Rooms
- Courtyard Garden
- Central Village Location
- Workshop and Summerhouse
- Studio/Annexe

Description

This charming period property occupies the centre of Herstmonceux and benefits from off-road parking and a delightful courtyard garden. Viewing is essential to appreciate the stunning open plan kitchen/dining room which enjoys a 13 amp electric aga and handmade kitchen. Arranged around a central island, the kitchen opens into the dining room with ample storage. To the ground floor is a separate wc and a charming living room with exposed timbers and brick fireplace complete with wood burning stove. To the first floor are three bedrooms, one is vaulted and one has a small en-suite shower room. In addition, accessed off a separate staircase or the main landing is a stunning vaulted studio/bedroom which could be used as a third bedroom or self-contained studio suite with its own kitchenette, shower room and mezzanine floor. The rear garden provides a delightful enclosed courtyard garden with a useful workshop and attached summerhouse offering a good deal of privacy, set within the centre of the village, the property is within moments of local amenities and viewing is highly recommended.

Directions

What3Words///glides.folks.factually

THE ACCOMMODATION

With approximate room dimensions comprises, panelled and glazed door through to

RECEPTION HALL

With connecting doors and second staircase to studio bedroom.



KITCHEN/DINING ROOM

21' 0" x 16' 3" (6.40m x 4.95m) With an attractive box bay window to the front with exposed ceiling timbers providing a 7'10 ceiling height, exposed wooden floor, part panelled walls and fitted with a range of hand made base and wall mounted cabinets incorporating cupboards and drawers with electric double oven 13 amp aga with integrated fridge, freezer and dishwasher. An area of working surface incorporates a one and a half bowl ceramic sink with mixer tap and drainer and waste disposal unit. The kitchen is arranged around a breakfast bar with a double oven, separate large storage cupboard 4' x 2'7 and additional storage cupboard 4'1 x 2'9 with space and plumbing for washing machine, opens into the dining area.



STORE ROOM

8' 10" x 7' 0" (2.69m x 2.13m) With exposed ceiling timbers, wooden flooring,

LIVING ROOM

15' 4" x 15' 2" (4.67m x 4.62m) With window and glazed door to courtyard garden, exposed ceiling timbers, brick fireplace with inset wood burning stove

INNER HALLWAY

7' 6" x 7' 3" (2.29m x 2.21m) With exposed ceiling timbers and stairs rising to first floor.

WC

5' 3" x 4' 5" (1.60m x 1.35m) Part panelled walls, fitted with a white low level wc, sink unit with mixer tap, cupboard housing fuseboard.

FIRST FLOOR LANDING

Exposed ceiling timbers.

BEDROOM

14' 7" x 12' 10" (4.45m x 3.91m) widening to 16' 1" (4.90m) with window and velux window to front, vaulted with exposed ceiling timbers and large double wardrobe with hanging and shelving and overhead storage cupboard.



BEDROOM

12' 5" x 9' 7" (3.78m x 2.92m) With windows to rear, exposed timbers to ceiling.



SHOWER ROOM

7' 3" x 2' 6" (2.21m x 0.76m) With a tile enclosed shower with glazed door, vanity sink unit with mixer tap, low level wc, separate cupboard with hanging.

BATHROOM

9' 10" x 4' 5" (3.00m x 1.35m) plus shower recess, with window to rear, tiled floor, fitted with a white slipper bath with mixer taps, low level wc, pedestal wash hand basin, shower with glazed door.

STUDIO BEDROOM

17' 6" x 15' 6" (5.33m x 4.72m) With wide window to front, vaulted with exposed ceiling timbers and ladder leading to mezzanine platform 8' 8" x 7' 9" (2.64m x 2.36m) with limited head height. Fitted with a range of kitchen cupboards and drawer with oak working surface incorporating stainless steel sink with integrated dishwasher, fridge and a two ring hob. Secondary staircase back to entrance hall.



SHOWER ROOM

6' 9" x 3' 8" (2.06m x 1.12m) With window to front, fitted with a vanity sink unit, low level wc, tile enclosed shower with glazed door.

OUTSIDE

A delightful courtyard garden that is brick and Indian sandstone paved with an area of decking with shrubs and raised borders. WORKSHOP/STORE 10' 0" x 5' 9" (3.05m x 1.75m) with power and light and SUMMERHOUSE 14' 2" x 6' 7" (4.32m x 2.01m) part panelled with windows and double doors opening onto the courtyard, power and light.

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.