

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

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your local independent estate agent

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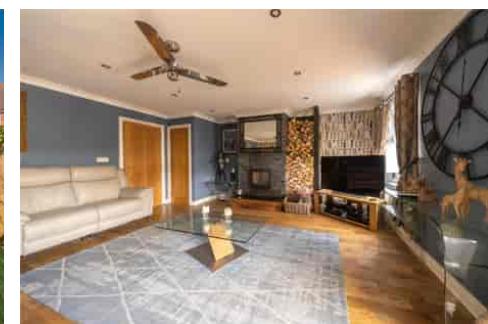
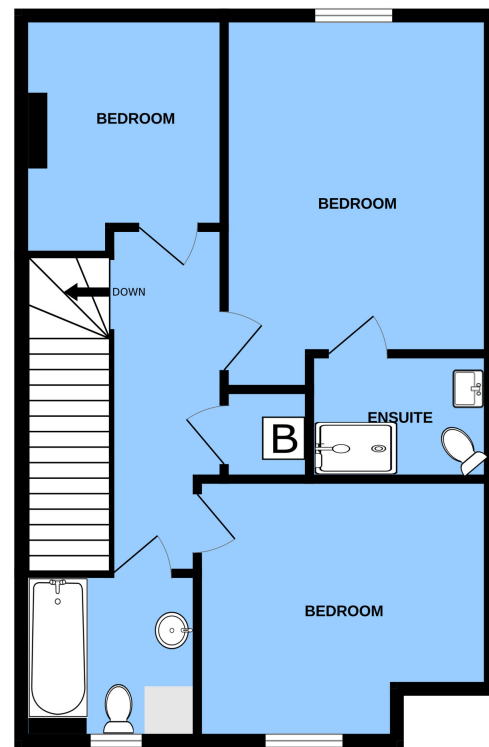
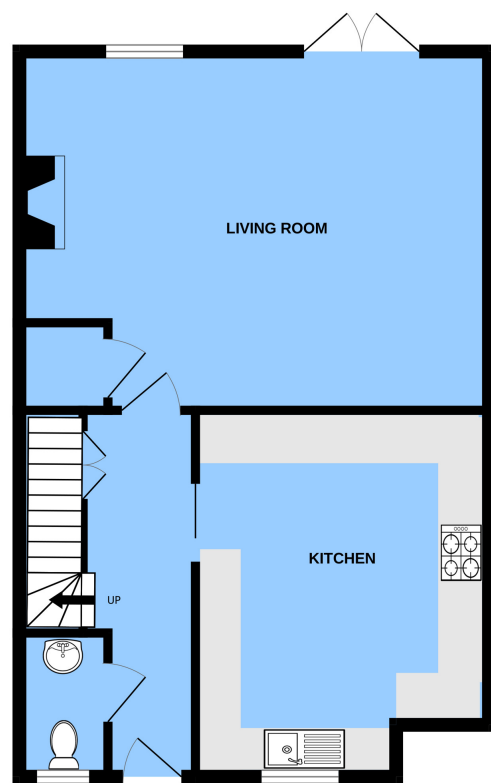
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

GROUND FLOOR

1ST FLOOR



11 Monkey Puzzle Close, Windmill Hill, Hailsham, East Sussex BN27 4ST oieo **£445,000 freehold**

Guide Price **£445,000 - £475,000**

A wonderful opportunity to purchase a beautifully improved and presented three bedroom modern terrace house situated within the pretty rural village of Windmill Hill enjoying easy access to open countryside and nearby walks.

Village Location

Beautifully Presented

Three Bedrooms

En Suite Shower Room

Parking For Two Cars

Close to Open Countryside

Low Maintenance Gardens

Woodburning Stove

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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## Description

This beautifully presented three bedroom mid terraced family home has been improved over recent years to include oak flooring to the hall and living room and bespoke oak staircase with understairs storage cupboard. The house has been redecorated to include stylish panel walls and wonderful dramatic wallpapering.

On the ground floor is a well proportioned living room with double doors leading to the garden and a feature tiled fireplace with a raised wood burning stove. The extensively fitted kitchen sits to the front of the house and there is a cloakroom. Upstairs are three bedrooms, the master benefitting from an en-suite shower room and two further bedrooms.

There is double glazing throughout and electric central heating.

There are gardens to the front and back with two parking bays and further visitors parking.

Monkey Puzzle Close is situated in Windmill Hill with it's local shop and post office and a little further to Herstmonceux with excellent local facilities including a primary school, medical centre, restaurants and a variety of shops.

Immediately opposite the house is an entrance to a public footpath giving access to a variety of walks and open countryside.

The communal areas, including the visitors parking spaces, grass, hedges and trees are managed by the Monkey Puzzle Management company and each owner contributes £100.00 every six months.

## Directions

In the centre of Windmill Hill, 11 Monkey Puzzle Close will be seen on the right. Turn right in to Victoria Road where the rear entrance to Monkey Puzzle close will be seen.

## THE ACCOMMODATION

Is approached via part glazed front door to

## ENTRANCE HALL

With oak flooring, bespoke oak staircase to first floor and glazed understairs wine storage, Nest thermostat, LED recessed lighting.

## CLOAKROOM

Fitted with a close coupled low level WC and pedestal wash hand basin.

## KITCHEN

13' 4" x 12' 6" max (4.06m x 3.81m) fitted with an extensive range of cream gloss fronted units comprising a one and a half bowl single drainer sink unit with boiling and filter water tap and InSinkErator food waste disposal unit, cupboard and integrated Siemens dishwasher beneath. Adjoining worksurface with tiled splashback with cupboards beneath, shelving above and tall pull out larder cupboard. Further ranges of worktops with tiled splashback and drawers and cupboards beneath with pull out carousel shelving corner units. Matching wall storage cupboards and two further pull out larder cupboards. Fitted Neff four ring induction hob with AEG extractor above, wine cooler, fridge and freezer and spaces for two ovens, fully tiled floor with thermostatically controlled under floor heating.

## LIVING ROOM

20' 1" x 16' 4" (6.12m x 4.98m) a well proportioned room with an under stairs storage cupboard, feature slate tiled chimney breast with inset Contura wood burning stove on a raised glass hearth. Oak flooring and double doors leading to the garden.

## FIRST FLOOR LANDING

With oak flooring and an airing cupboard housing the electric Heatrea Sadia boiler for the hot water and heating. Large trap access to the loft space. Similar houses have converted their loft space in to a fourth bedroom and en suite, plans are available, subject to any planning/building regulations being obtained.

## BEDROOM ONE

15' 9" x 11' 8" (4.80m x 3.56m) with oak laminate flooring, decorative part panelled walls and feature central ceiling fan and light. Window overlooking the rear garden.



## EN-SUITE

7' 10" x 5' 1" (2.39m x 1.55m) beautifully fitted with a large tiled walk-in shower cubicle with a thermostatically controlled Aqualisa fixed rainfall shower and a further shower with an adjustable head. Close coupled low level WC and vanity unit with mirror fronted cupboard above and shaver point. Part tiled walls and matching floor tiles, chrome heated towel rail and extractor fan.

## BEDROOM TWO

13' 8" x 10' 5" (4.17m x 3.17m) with views to the front.

## BEDROOM THREE

13' 5" x 8' 0" (4.09m x 2.44m) currently extensively fitted as a dressing room with shelves and hanging rails. Views to the rear.

## BATHROOM

7' 5" x 6' 9" (2.26m x 2.06m) with part tiled walls and a white suite comprising a panelled bath with mixer tap and shower attachment, close coupled low level WC and circular sink set into an attractive wooden unit with drawers beneath. Laundry area with washing machine and condensing tumble dryer with cupboard above.

## OUTSIDE

The gardens have been designed for low maintenance. The fence enclosed front garden is approached through a gateway which leads to the front door, flanked by artificial grass with outside water tap. The fully fenced enclosed rear garden has a slate paved patio area with wooden pergola and an area of artificial lawn. Timber garden shed, outside box store, lighting, water tap, garden shed and established grape vine. Approached through a gate are the two parking spaces and beyond are the communal visitors parking spaces, EV charging point.



**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.