



Markscobham, Hankham Street, Hankham, Pevensey, East Sussex BN24 5AY



A fantastic large detached family home with POTENTIAL FOR UP TO 5 BEDROOMS, completely refurbished and tastefully modernised over the last few years, the accommodation provides a number of reception rooms, large kitchen and TWO BATHROOMS creating extremely flexible accommodation. There is PARKING FOR SEVERAL VEHICLES, a SINGLE GARAGE and a decking area in the rear garden with beautiful views across farmland towards the south downs. Situated within the charming village of Hankham, a wonderful semi-rural location, and if you have young children this property is a "stones throw" from the very well regarded Hankham Primary School. This property has it all, and viewing is highly recommended.



## Description

AP Estate Agents are proud to present Markscobham, originally an unassuming 1960's bungalow. Today the property has been completely transformed by extensive remodeling, improving and extending the property, as well as having been beautifully decorated throughout, making it into a fabulous family home. The beauty of this property is not only its unrivalled location but its flexible accommodation, with three primary bedrooms and a bathroom upstairs, and three reception rooms and a bathroom downstairs, this creates the potential to have up to 5 bedrooms. Making this property suitable for a wide variety of people looking for that type of flexibility, whilst also looking for a high quality finish, a combination which is rarely found. The location of this property is wonderful, right in the heart of Hankham village, with stunning views across farmland towards the south downs.

### INSIDE THE PROPERTY

You enter the property into a spacious RECEPTION HALLWAY which has stylish light wood effect flooring throughout, space for hanging coats and occasional furniture and a fresh white balustrade with stairs leading up to the first floor. The LOUNGE is a lovely family room with a bay window towards the front of the property and an ornamental fireplace and gas fire with inset bressummer beam that ties in perfectly with the wood effect flooring which continues from the hallway. Glazed double doors open out into a fantastic KITCHEN/DINING AREA that is finished in Pebble grey with butcher block worktops, every aspect of the room has been taken into consideration, from gloss chrome power points and light switches matching the door handles, to the ceramic sink with Victorian chrome mixer and multi range cooker giving that high quality feel and finish. The space available is larger than average and provides the opportunity for an American fridge freezer and breakfast table. Utility items such as the washing machine have been placed in a lean to CONSERVATORY which grants passage from the Kitchen into the rear garden, but also gives you extra storage for shoes, coats and somewhere to dry pets off before coming back into the house. There would be potential to add a new conservatory or sun room here (subject to necessary permissions), to fully enjoy the property's wonderful garden.

From the main hallway are two further reception rooms that could be utilised as further bedrooms if required. The front RECEPTION ROOM is currently used as a play area for children which works very well at giving parents and children separate areas to enjoy, whilst the rear FAMILY ROOM is currently an alternative lounge with double doors leading directly out to the decking area within the rear garden. Last but not least is the ground floor BATHROOM which has a tiled floor and walls, panel bath with a drenching shower overhead, glass screen, chrome heated towel rail, WC, vanity basin unit with storage below a sunken counter top wash basin and mirrored unit above.

### UPSTAIRS

The PRINCIPAL BEDROOM has a wonderful feature, double doors open to a Juliette balcony with stunning far reaching views across farmland toward the south downs which is beautiful during the day, as well as on a summers night with a clear sky and no light saturation the views for the astrologers among us would be awe inspiring. This is a lovely room with plenty of space and a Velux window facing the front of the property, there is also space for fitted wardrobes to be installed. BEDROOM 2 is another generous size room with slightly restricted head height due to the pitch of the roof, its a light bright room with two Velux windows and access into the eves for storage. BEDROOM 3 benefits from a dormer overlooking the rear of the property and appreciates the same far reaching views towards the south downs enjoyed by the principal bedroom. The SHOWER ROOM upstairs has very smart gloss units beneath a dark worktop and countertop wash basin, WC with a concealed flush, heated mirror above with vanity lighting, it is a fully tiled room with a large walk-in shower enclosure.

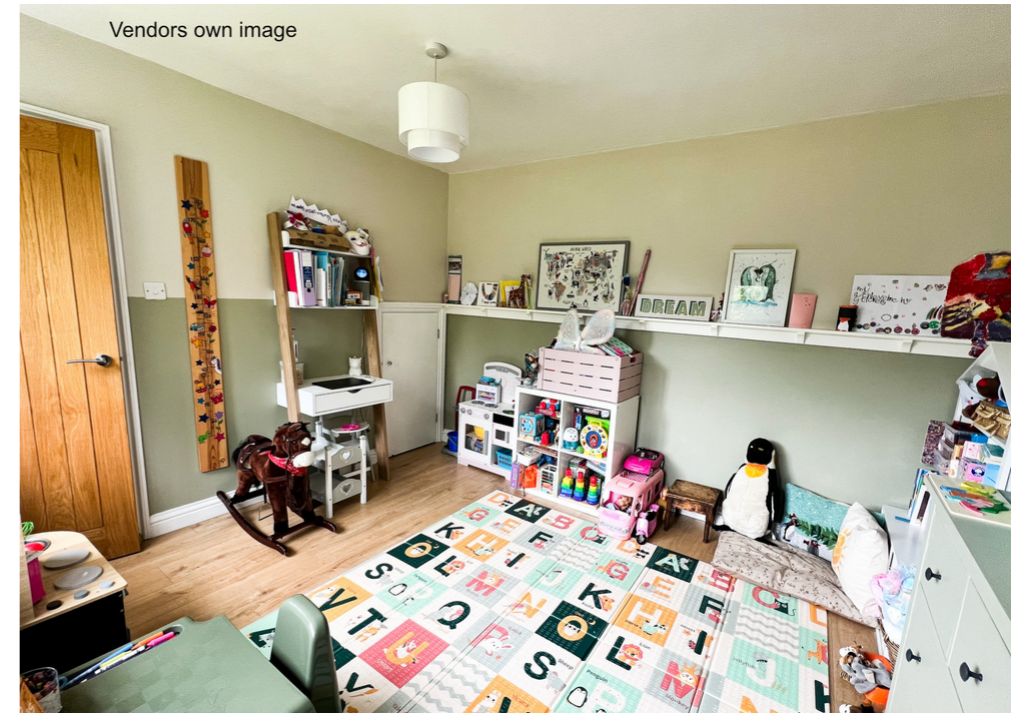
### OUTSIDE

Markscobham is approached via a gravel driveway which offers parking for at least 4 vehicles, it is well shielded from the lane with high growing foliage providing privacy around the perimeter. The front garden is primarily a contained lawn area with railway sleepers separating lawn from driveway, there is convenient access down both sides of the property to the rear as well as a single garage.

In the rear garden abutting to the house is a path which leads into a patio area and a couple of steps down to the lawn, there is decking commanding a great vantage point over the garden, here is the best place to enjoy the tranquility of the environment surrounding you as well as the wonderful views beyond. Around the edge of the garden are a variety of flowers, shrubs, perennials and hedging adding a pleasing variety of colour throughout the year. There is a large above ground swimming pool along the fence line to the right boundary of the garden which could be available by separate negotiation.

### OUTBUILDINGS

A single attached garage with access from both front and rear garden. Timber framed shed.





#### SERVICES

Mains Gas, shared Cesspit drainage

Council Tax band E £2888 per year

#### ADDITIONAL INFORMATION

\*Please note\*- that some internal and external shots have changed and will be indicated by "Vendors own image" tag. My clients took a break from marketing last year, so there may be some variation in the photographs used in these particulars.

#### THE LOCATION

Hankham is a Hamlet of properties with a well regarded Primary school at its centre, although in the heart of the countryside you are still within easy access of the shops approximately a 5-10 minute drive away. A great location for walkers with an abundance of footpaths and bridleways around the area to explore and it is only 3.2 miles to Pevensey Beach.

Hailsham and Eastbourne are equally 5 miles distance from Hankham and provide all your shopping needs, as well as health/medical centres and Eastbourne's District General Hospital. You will find there to be a large number of Schools within a 5 mile radius as well, with a choice of Secondary, Primary and Private education.

Other notable locations nearby include Hastings (14 miles) Brighton (24 miles), Royal Tunbridge Wells (28 miles), Gatwick airport (46 miles). Nearby railway services can be found at Polegate providing mainline transport to Charing Cross and Victoria/London bridge in just over an hour.

#### DIRECTIONS

What3Words: [///libraries.early.echo](#)

From the nearest main town Hailsham, proceed out of the town centre on South road until reaching the BP petrol station mini roundabout, here turn left onto Ersham road and remain on this road until you pass Hilliers Garden centre on your left. Shortly after you will see a country lane on your left, turn here and stay on this direction until reaching Hankham village. Markscobham is right at the heart of the village a few properties down from the primary school and displayed by a AP Estate Agents board.

**Local Authority:** Wealden

**Services (not checked or tested):** Shared Cesspit drainage, Mains Gas

**Tenure:** Freehold

**EPC:** EPC Rating E

**Council Tax Band:** E

Offers in Excess of £585,000

Viewings

By Appointment only

Vendors own image



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**Disclaimer:**

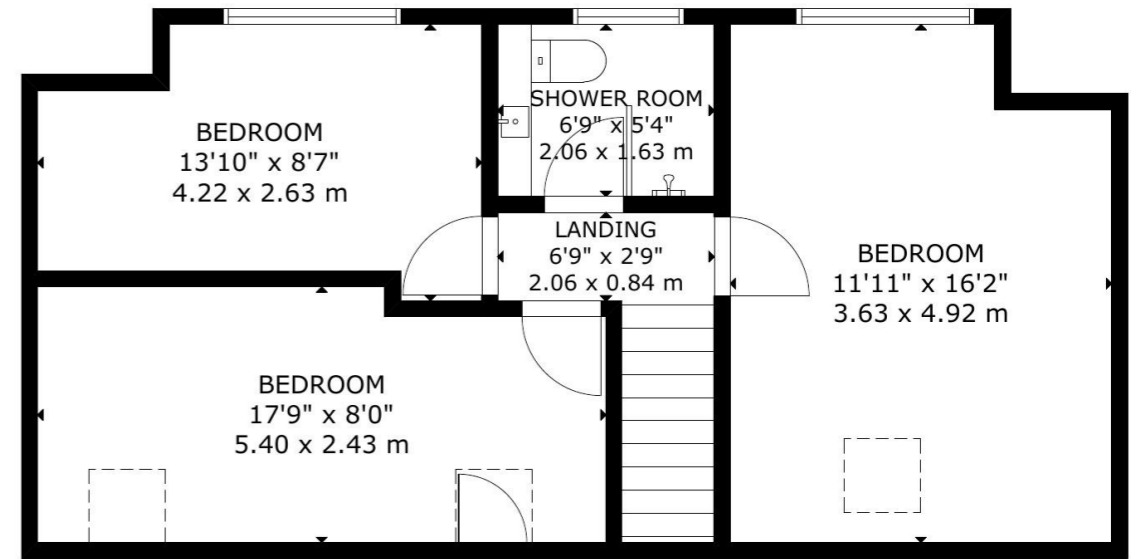
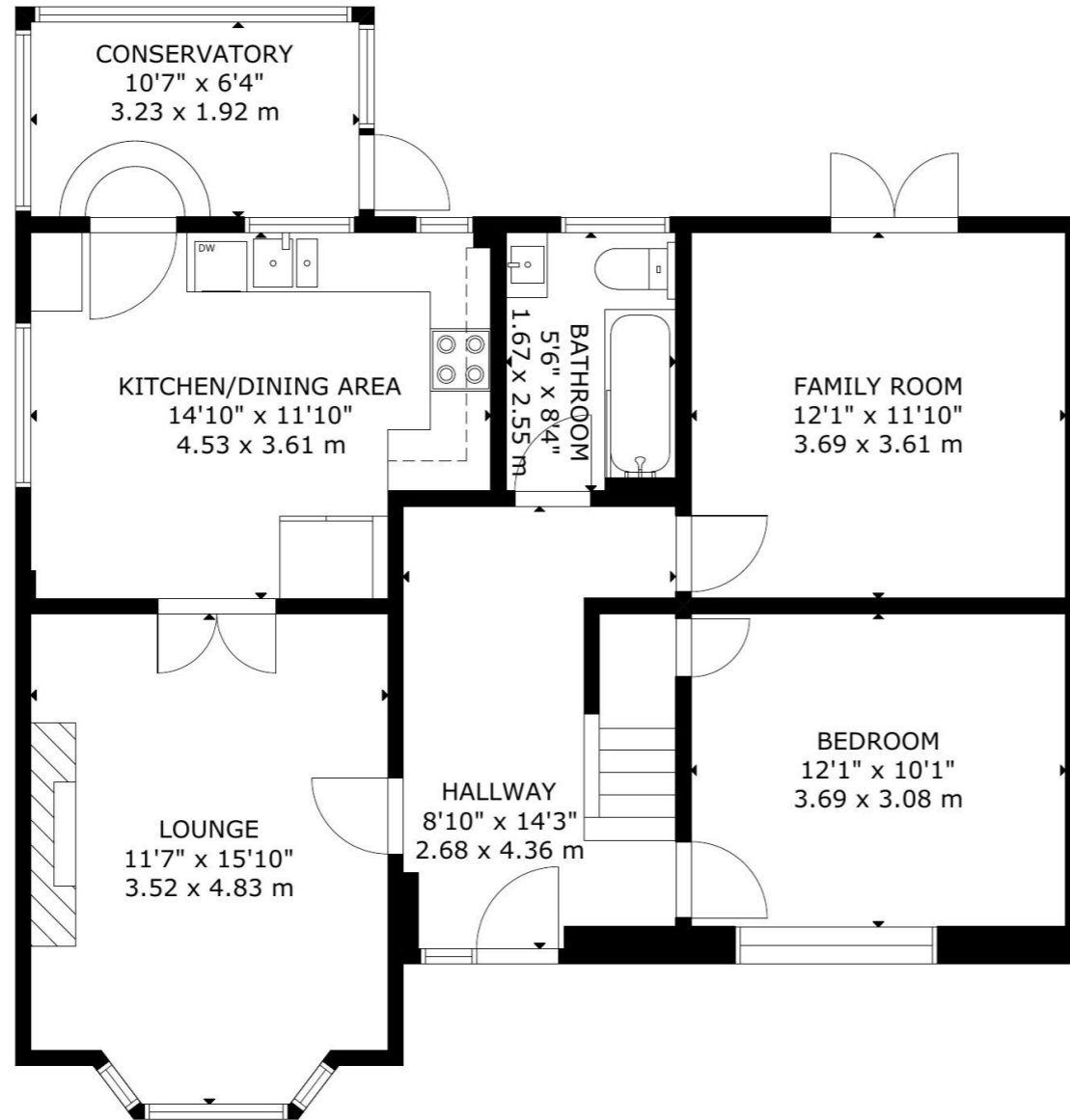
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A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested. All measurements and distances are approximate. A list of the fixtures and fittings for the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Where there is reference to planning permission or potential, such information is given in good faith. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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FLOOR 2

GROSS INTERNAL AREA  
 TOTAL: 124 m<sup>2</sup>/1,334 sq ft  
 FLOOR 1: 75 m<sup>2</sup>/811 sq ft, FLOOR 2: 49 m<sup>2</sup>/523 sq ft  
 EXCLUDED AREA: CONSERVATORY 6 m<sup>2</sup>/67 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

