





2 The Beeches London Road, Hurst Green

£600,000 Freehold

Impressive family home offering five double bedrooms, including a superb principal suite, spacious living/dining room, large kitchen/breakfast room, utility and three bathrooms. Generous gardens with stunning countryside views, substantial driveway parking and garage. GUIDE PRICE £600,000 - £625,000

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This impressive and generously proportioned family home offers versatile accommodation arranged over three floors, combining spacious living areas, character features and attractive countryside views to the rear. Upon entering, a welcoming hallway features stone-coloured tiled flooring and two useful understairs storage cupboards. To the left, a spacious living and dining room boasts wooden flooring and a beautiful log burner set within a limestone and marble fireplace. Folding glazed oak doors allow the two areas to be opened up or enjoyed separately. The living room benefits from a bay window to the front, while the dining area has double doors opening onto a decked seating area. The hallway also provides access to a useful utility room with plumbing and space for a washing machine and tumble dryer, together with a downstairs WC. A few steps lead down to the impressive kitchen/dining room, a real highlight of the home. This bright and spacious room features high ceilings, stone-tiled flooring and full-width sliding doors overlooking the rear garden and countryside beyond. The extensive range of white gloss wall and base units is complemented by oak worktops, with an eye-level double oven, ceramic sink and space for a gas Aga, American-style fridge freezer and dishwasher. Recessed spotlights complete this excellent family and entertaining space. The first floor offers four well-proportioned double bedrooms, all enjoying plenty of natural light, alongside a family bathroom fitted with a bath and shower over, wash hand basin and WC. One of the bedrooms benefits from its own en-suite bathroom, while a further bedroom includes useful storage housing the hot water tank and heating controls. The staircase continues to the second floor, opening into a superb principal suite. The generous master bedroom features cream carpeting and Velux windows to both the front and rear, enjoying lovely natural light and stunning countryside views. An impressive private bathroom completes the suite, featuring a walk-in shower with rainfall and adjustable shower heads, separate bath, contemporary bowl-style wash hand basin, WC and useful storage. The property further benefits from an integral garage with double wooden doors, lighting and power. There is excellent potential to convert this space into additional accommodation, such as a home office, study or playroom, with the possibility of creating internal access from the hallway, subject to the necessary permissions and regulations.

The attractive rear garden enjoys a wonderful open outlook and offers several areas for relaxing and entertaining. A large patio sits directly outside the kitchen, with steps leading down to a generous lawn and a further seating area positioned to make the most of the countryside views. There is also a decked seating area to the side of the property and a useful garden shed.

To the front, a substantial gravel driveway provides parking for approximately four to five vehicles, alongside established hedge borders, a mature Christmas tree and a good-sized storage shed. Wooden fencing and gates provide privacy and access to the garage and side of the property.

The generous frontage also offers further potential to create additional garaging or a car port in place of the existing shed, subject to the necessary permissions and consents. This could be particularly appealing for buyers looking to convert the integral garage into further living accommodation.

IMPORTANT NOTICE

These details are a general guide and do not form part of any offer or contract. Measurements, areas and distances are approximate, and any figure marked (tbv) is to be verified. We have not tested services, appliances or systems and cannot confirm their condition. Photographs and floorplans are for illustration only. Buyers should confirm all details, including tenure, with their own solicitor and surveyor before committing to buy.





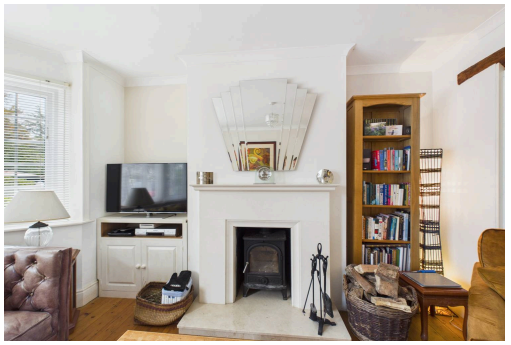
- Impressive and spacious family home
- Stunning countryside views to the rear
- Top-floor principal bedroom with its own bathroom
- Kitchen/dining room with full-width sliding doors
- Log burner in a limestone and marble fireplace
- Utility room and downstairs WC
- Rear garden with patio, lawn and views
- Gravel driveway for four to five cars, plus garage
- Virtual tour, 4D floorplan and video tour
- Available with a Reservation Agreement

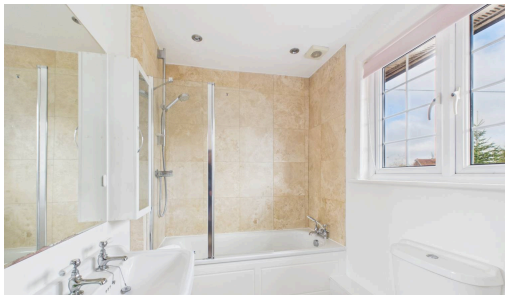




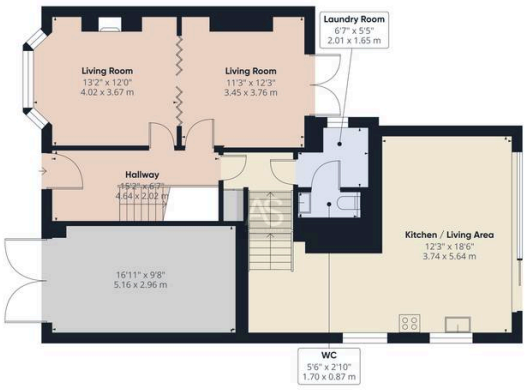


Situated in the popular village of Hurst Green, East Sussex, the property enjoys a lovely rural setting within the beautiful High Weald countryside. The village offers a range of local amenities, whilst the nearby villages of Etchingham and Robertsbridge provide further facilities. The historic town of Battle is also within easy reach. Etchingham and Robertsbridge railway stations offer connections towards London and Hastings, with the A21 providing convenient road links further afield.

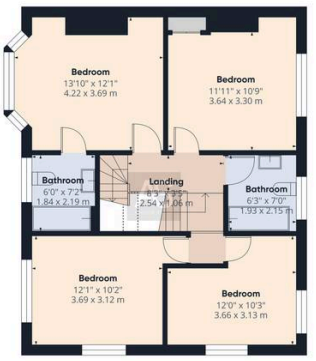




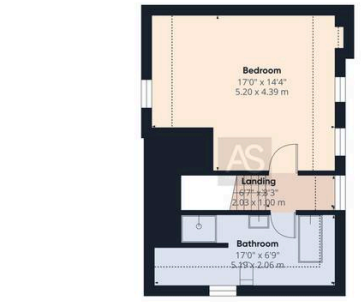




Floor 0



Floor 1



S
E W
N

Floor 2

Approximate total area(1)

1991 ft²
185 m²

Reduced headroom

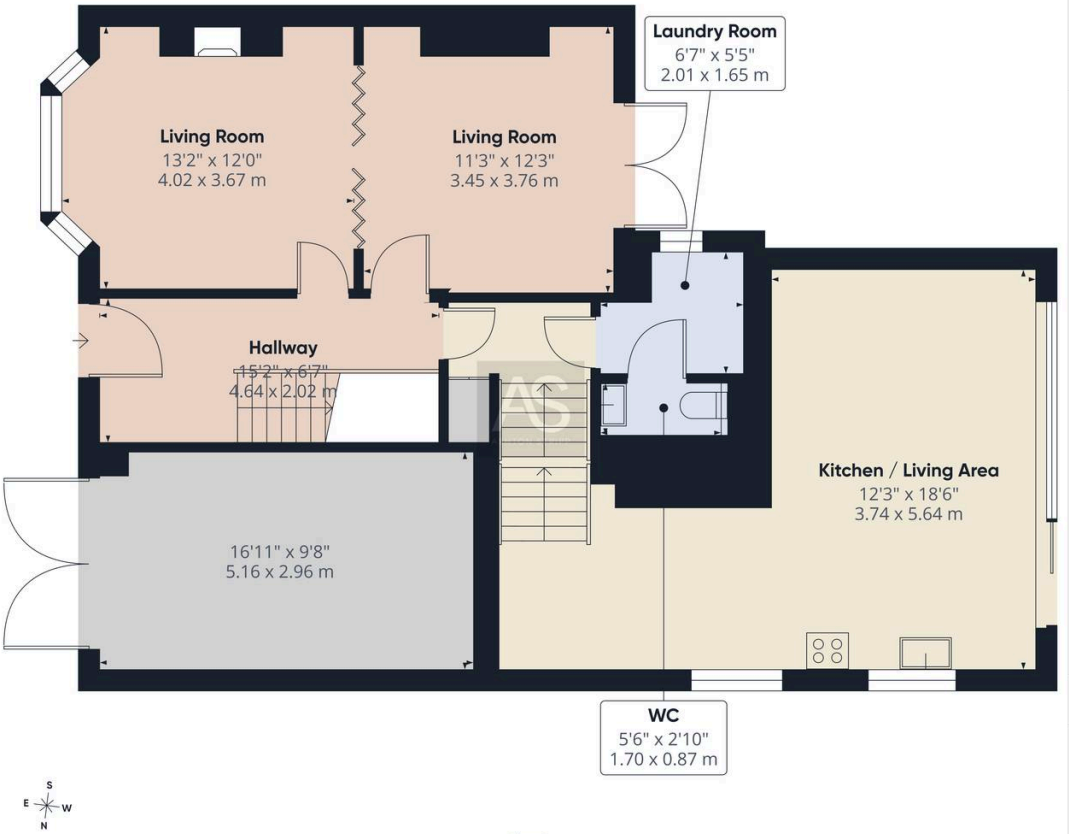
90 ft²
8.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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E W
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