



Lattone

New Road, Herstmonceux, East Sussex, BN27 1PX

Batcheller
Monkhouse

Our Corner of England

LATTONE

Luxury new 4 bedroom detached property, the largest of the four homes on this exclusive development, near to the village of Herstmonceux. Lattone is finished to an exceptionally high standard and has beautiful views to the South Downs.

Ground Floor

- Entrance hallway
- Cloakroom
- Kitchen/diner
- Sitting room
- Reception room/study
- Utility room

First Floor

- Principal bedroom with en-suite bathroom
- Second bedroom with en-suite shower room
- 2 further double bedrooms
- Family bathroom

Outside

- Separate double garage
- Lawned garden with patio

Additional Information

- 10 year Build Zone warranty



DESCRIPTION

Set in a lovely semi-rural location, these bright and spacious bespoke properties are finished to an exceptionally high standard and benefit from good-sized gardens, garages and underfloor heating. With stunning views of the South Downs, Lattone originates from the Gaelic meaning 'the half-side of a hollow' or hillside, and is in County Cavan, Ireland where the developer's grandfather comes from.

The main features of Lattone include:

- Substantial **entrance hallway** with attractive handmade oak staircase and **cloakroom**.
- Leading off from the hallway is a **reception room/study** and the dual aspect **sitting room** with a brick lined fireplace, open to add a fire or wood burner if desired.
- The large open plan **kitchen/diner** is situated to the rear of the property with bi-fold doors opening onto the patio and views over the garden.
- The spacious and bright **kitchen** is presented fully equipped with integrated appliances, including: AEG high-level double oven, dishwasher, induction hob; a Lamona wine cooler, larder fridge and larder freezer, and a Franke 4-in-1 tap over the sink. There is ample cupboard space and quartz worktops.
- Leading off from the hallway is the **utility room** which is fitted with dove grey cupboards and includes integrated AEG washing machine and Lamona tumble drier. It also contains a sink and door to the outside of the property.
- To the first floor are 4 double bedrooms. The **principal bedroom** is to the rear of the property, with built-in storage cupboard, en-suite bathroom with separate bath and shower, and views to the South Downs. The **second bedroom** also benefits from an en-suite shower room.
- The **family bathroom** comprises a bath and shower cubicle, vanity unit and heated towel rail.
- **Heating and hot water** is supplied by an air source heat pump, with underfloor heating to the ground floor. Hardwearing Amtico **flooring** to the ground floor, with the exception of the carpeted sitting room.

OUTSIDE

The property benefits from having its own **driveway** and a **separate double garage** with electric doors. To the rear of the house there is a lawned garden and patio area. There is also a useful outside tap and external sockets.





AMENITIES

Local: The village of Herstmonceux is nearby, with its local shops, public house, restaurant and cafe, with amenities for everyday needs.

Towns: For more comprehensive amenities and shops, the nearby towns of Battle and Hailsham offer an excellent range of facilities.

Transport: Battle is the nearest mainline station, with direct lines to London Bridge and London Charing Cross; the A22 is easily reached for access to M25/London.

Schools: Herstmonceux Primary School; Hailsham Community College; Bede's at Upper Dicker; Battle Abbey School in Battle; Eastbourne College and St Andrew's Prep School in Eastbourne.

Leisure: Herstmonceux Castle and Gardens; The Observatory Science Centre and Pevensey Bay. For the keen hiker or cyclist, there is access to the Pevensey Levels SSSI within 100 metres of the house.

DIRECTIONS

Follow the A271 from Herstmonceux, towards Amberstone, and the development is on the left, just passed The Truggery gift basket shop.

What3Words: jungle.implanted.sleepy

Additional Information

Local Authority: Wealden District Council, Hailsham. Telephone 01323 443322.

Services (not checked or tested): Mains electricity and water. Private drainage.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold.

EPC: B

Council Tax: Band TBC

GUIDE PRICE £1,175,000

Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577



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Approximate Area = 2465 sq ft / 229 sq m

For identification only - Not to scale

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

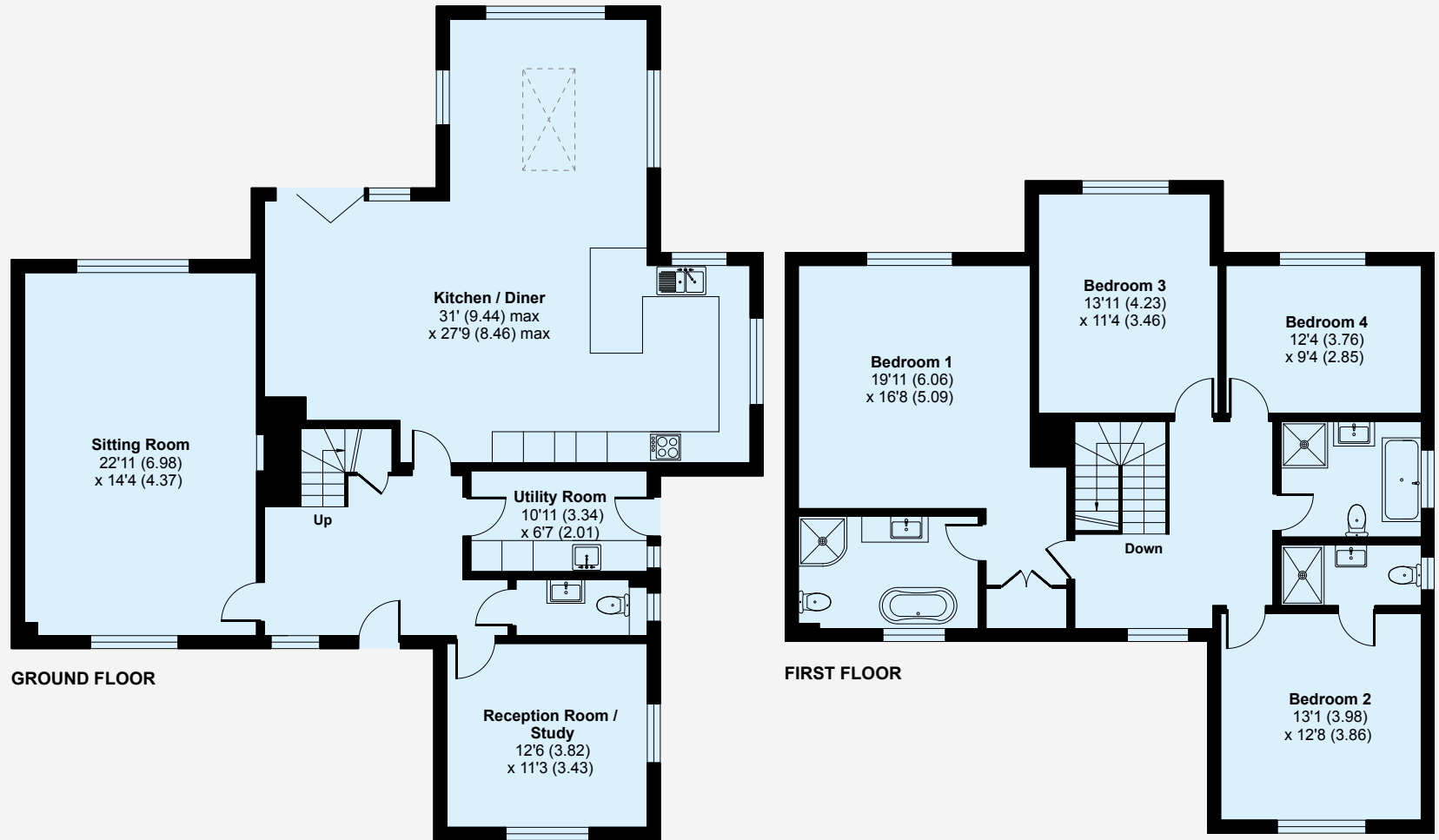
5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



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