



Plot 6 Kingfisher Walk

Coldharbour Road, Upper Dicker, East Sussex, BN27 3QJ

Batcheller
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Our Corner of England

PLOT 6 KINGFISHER WALK

Part of a newly built development of just six properties by Asprey Homes in the picturesque village of Upper Dicker, with off-road parking and garage. Beautifully designed to a high specification and benefiting from spacious accommodation.

Ground Floor

- Entrance Hall
- Kitchen/Breakfast Room
- Utility Room
- Living Room
- Family Bathroom
- Master Bedroom with Ensuite
- Further Double Bedroom

Outside

- Single Garage
- Parking Space
- Enclosed Rear Garden and Patio

Additional Information

- 10 Year (Premier) Build Warranty



DESCRIPTION

Plot 6 Kingfisher Walk is a beautifully designed new two-bedroom detached bungalow of brick construction, being part of an exclusive development of just six properties in the centre of the picturesque village of Upper Dicker. The accommodation is spaciouly planned, with excellent room proportions.

This new home is efficient to run with an LPG central heating system, double glazed PVCu windows and doors, finished to a high standard and has the benefit of a single detached garage and parking.

The property main features include:

- The front door opens into the good sized **entrance hall**.
- The **kitchen/dining room** is a light and spacious room with ceramic tiled floor and low energy ceiling downlighters. Fitted with high quality fixtures and fittings including sink with drainer; stone worktops, a good size breakfast bar; integrated Neff double oven and Neff Compact Combi Microwave oven; induction hob with glass splashback and Elice extractor over, integrated Neff dishwasher and full height fridge freezer. Bi-fold doors open to the rear garden.
- **Utility room** accessed from the kitchen with a range of cupboards, stone worktops, sink, integrated Neff washing machine and space for tumble dryer. Single door leading to the rear garden.
- The spacious **living room** is accessed from the hall and has French doors into the garden, making a generous entertaining area with patio.
- The **master bedroom** overlooks the rear of the property and has a fitted wardrobe.
- The **en suite shower room** is fitted with contemporary units with an Aqualisa Hiqu shower with remote control, hand basin with cupboard below, heated towel rail and ceramic wall and floor tiles.
- There is a **further bedroom** facing the front of the property.
- The **family bathroom** is fitted with a tiled bath with overhead Aqualisa Mian mixer shower, wash basin with cupboard below, ceramic wall and floor tiles and heated towel rail.

OUTSIDE

Plot 6 Kingfisher Walk is situated in a private cul-de-sac in the centre of the village. There is a large landscaped front garden, detached garage to the side of the property with parking space and a useful outside tap and power socket in the rear garden. The garage has light and power connected.



NB Communal areas will be maintained by a Management Company, the ownership of which will be transferred to the homeowners on completion of the development.

AMENITIES

Local: Upper Dicker is a small picturesque rural village with a local shop for everyday needs, 17th century public house, 13th century church and village hall.

Towns: For more comprehensive amenities and shops, the market town of Hailsham is some 3.5 miles, with a wide range of facilities including three supermarkets, independent cinema, theatre and leisure centre. Historic Lewes and the coastal town of Eastbourne are each about 11 miles, Brighton some 19 miles.

Transport: Berwick station is about 2.5 miles, Polegate some 5.8 miles both on the Brighton/London Victoria line. The A27 coast road is about 4 miles.

Schools: Park Mead Primary School; Hailsham Community College; Bede's Senior School; St Andrew's and Eastbourne College at Eastbourne; Lewes Old Grammar School.

Leisure: Upper Dicker has a recreation ground and cricket club and the Plough Inn, together with the medieval Michelham Priory. The South Downs, with the iconic Long Man of Wilmington, and nearby Arlington woods are popular for walking, cycling and horse riding, with fishing available at Arlington reservoir. Golf at Wellshurst Golf Club; rugby and lawn tennis at Hellingly.

Healthcare: GP surgeries at Golden Cross and Hailsham; Eastbourne District General Hospital.

DIRECTIONS

From the Boship Roundabout on the A22 at Hellingly take the second exit and continue on the A22 for 0.4 of a mile and turn left into Coldharbour Road. After 1.4 miles Kingfisher Walk will be found on the left, opposite The Plough public house.

What3Words: ///cashier.producers.tags

Additional Information

Local Authority: Wealden District Council

Services: Mains electricity, drainage and pressure sealed water system. LPG gas.

Tenure: Freehold.

EPC: C **Council Tax:** Band TBC **Land Registry** Title Number TBC

Please note: some of the brochure photos have been enhanced for marketing purposes.

GUIDE PRICE £600,000

Viewings

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

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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.

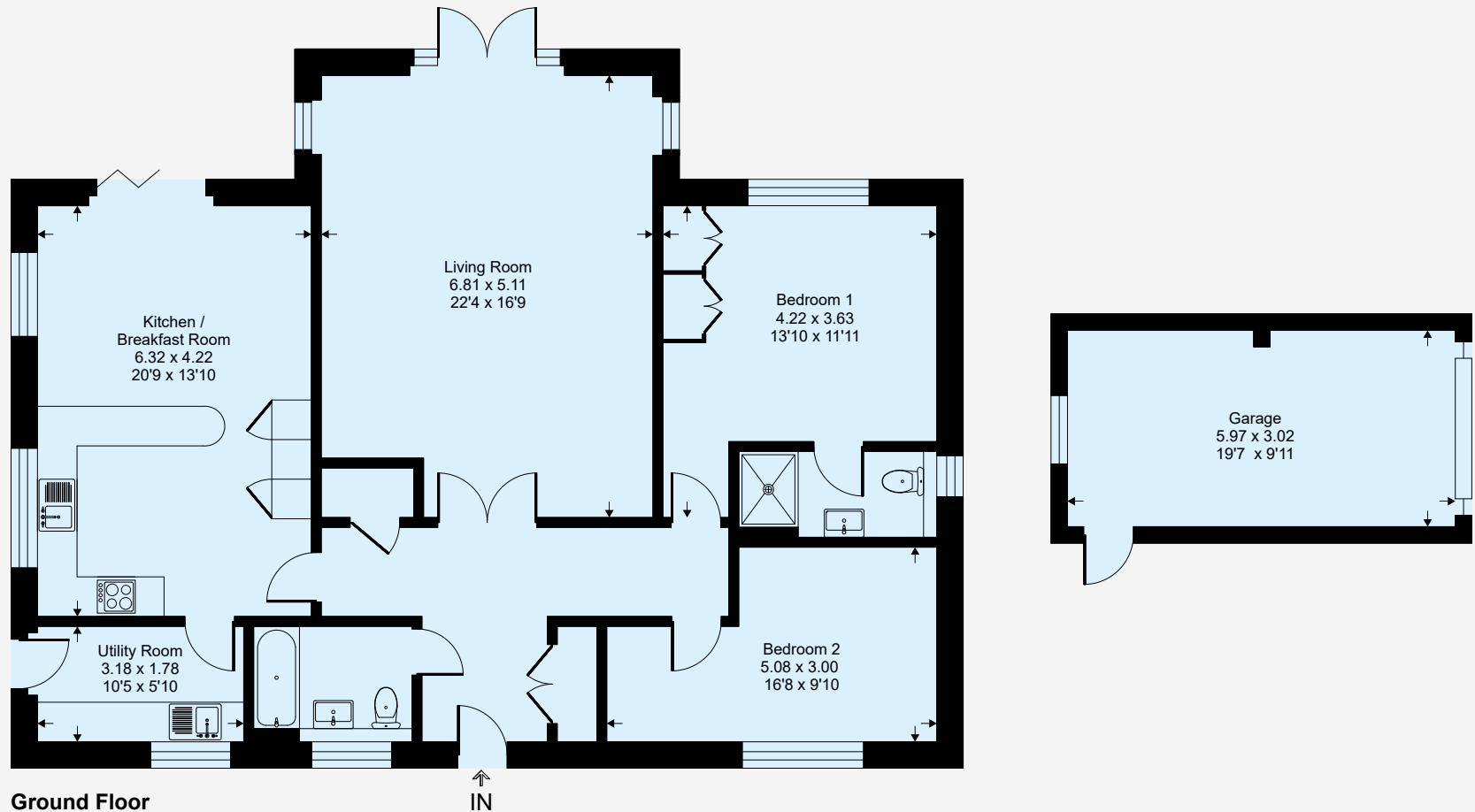
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Approximate Gross Internal Area = 125.4 sq m / 1350 sq ft

Approximate Garage Internal Area = 18 sq m / 194 sq ft

Approximate Total Internal Area = 143.4 sq m / 1544 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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