



BRITISH  
PROPERTY  
AWARDS  
2019

GOLD WINNER

ESTATE AGENT  
IN HEATHFIELD

Pages Mill, Coldharbour Road, Upper Dicker, East  
Sussex,  
BN27 3PZ

ROWLAND  
GORRINGE



Pages Mill,  
Coldharbour Road  
Upper Dicker  
East Sussex  
BN27 3PZ

## Offers In Excess Of £600,000 Freehold

Rowland Gorringe are excited to offer to the market this very unique and quirky family home located in a semi-rural location. This home offers extremely flexible living accommodation for families. The property itself is a converted Mill and benefits from large rooms, good ceiling heights and ample internal space. The current owners have retained many character features as well as updating and modernising the Mill during their time there.

The internal space stretches in excess of 2000sqft and the ground floor benefits from a spacious entrance hall leading to the reception rooms. The study is a generous sized room which is an ideal space for any buyers that will be working from home, however, could easily be an additional bedroom for any multi-generational families looking for downstairs sleeping spaces. There is also a very useful shower room adjacent to the study. A door leads through to the sitting room which is a fantastic room of over 23ft in length. This space is currently used as the lounge, however, offers space for a lounge/diner. The kitchen/breakfast room is again a very good size and benefits from a range of base and eye-level storage cupboards and spaces for white goods. A unique fully glazed unit from the work surface to the ceiling is another quirky feature here and the current owners gave this space a lot of thought when they first fitted the kitchen. Furthermore, there is a utility room which is a real added bonus.

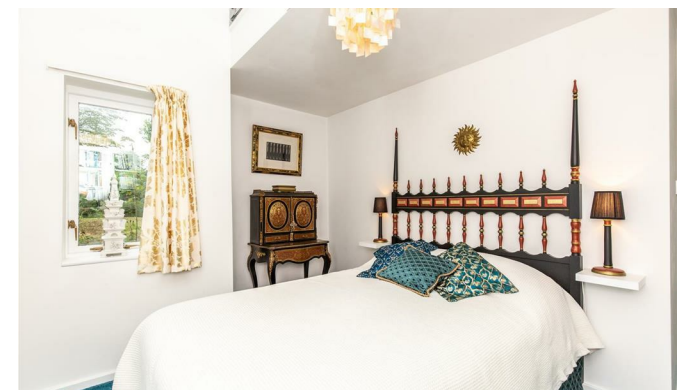
To the first floor, there are four bedrooms and a family bathroom. One of the bedrooms has a vaulted ceiling where a useful mezzanine level has been added. Overall the Mill has been modernised sympathetically to a very good standard. Furthermore, on the second floor, there is a fifth bedroom and a large storage area.

Externally the property has been well maintained and features include original double barn style doors to the garage, a floor to ceiling service window with Juliet balcony and fantastic exposed brick elevations. There is a driveway offering space for several vehicles and a garage which could again be converted, subject to the necessary consents, however, offers additional parking/storage with light and power. To the rear is, in our opinion, a secluded and private rear garden that has been designed to be low maintenance. With areas of paving, a secluded morning coffee patio, and elevated beds/borders this is a fantastic space to either enjoy or for an adventurous buyer to recreate to their taste. There is also a large summerhouse and storage shed to the rear of the garden which could be used as an additional office space or an ideal entertaining space.

Pages Mill is situated on the outskirts of the village of Upper Dicker, in a semi-rural position. There is a village hall and church which are within walking distance and also the Plough Inn and Village Store. The market town of Hailsham is approximately a 10 minute drive away providing a wide range of shops and amenities including the leisure centre with swimming pool. A further 15 mins to Sovereign Harbour and the coast at Eastbourne. The nearest main line stations are at Polegate and Berwick, both less than 15 minutes by car.











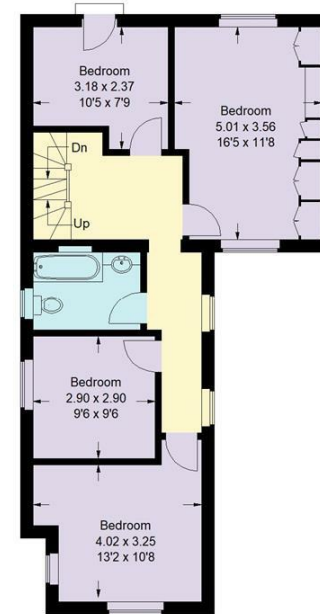
### Coldharbour Road, Upper Dicker, BN27 3PZ

Approximate Gross Internal Area = 199.7 sq m / 2149 sq ft  
 Garage = 16 sq m / 172 sq ft  
 Mezzanine = 10.4 sq m / 112 sq ft  
 Garden Room / Store = 25.9 sq m / 279 sq ft  
 Total = 252 sq m / 2712 sq ft

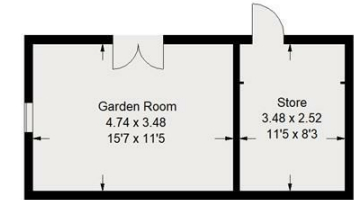
= Reduced headroom below 1.5 m / 5'0"



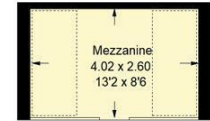
Ground Floor



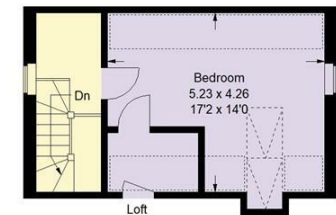
First Floor



(Not Shown In Actual Location / Orientation)



Mezzanine



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2021

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.