

Freehold

Tresor, Hankham Hall Close,
Hankham, BN24 5BA

Guide Price
£850,000 - £900,000



4 Bedroom 2 Reception 3 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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This thoughtfully extended and impeccably presented four bedroom, four bathroom detached chalet bungalow offers an outstanding combination of luxury, versatility and semi rural tranquillity within the highly sought after village of Hankham. Occupying a private gated plot with breathtaking uninterrupted views across the Sussex countryside, this exceptional home delivers spacious, contemporary living perfectly tailored to modern family life and entertaining. At the heart of the property is a stunning open plan kitchen, dining and living area, beautifully appointed with granite work surfaces, a substantial central island and an abundance of space for entertaining and socialising. Expansive bi-folding doors open seamlessly onto the sunny, private rear garden, creating an effortless indoor-outdoor flow. A separate living room offers a more peaceful retreat, complete with a charming inglenook fireplace, log burner and direct access onto the beautifully maintained gardens. The impressive principal suite enjoys spectacular far reaching countryside views and features fitted wardrobes, a private balcony and a luxuriously appointed en-suite bathroom. Three further generously sized bedrooms provide excellent flexibility for family living and guests, with two benefitting from their own en-suite facilities. Externally, the property continues to impress with a heated swimming pool and a substantial garden room, currently utilised as a gym, offering additional versatile space. Further benefits include additional outbuildings to the front of the property, a garage, utility room, workshop and lapsed planning permission for a detached garage, presenting exciting future potential. Rarely does a home of this calibre become available, combining premium accommodation, privacy and stunning rural surroundings, whilst remaining conveniently close to excellent transport links and local amenities.

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Main Features

- Large Open Plan Lounge/Kitchen/Dining room
- Principle bedroom with Ensuite and Balcony
- Additional Lounge With Inglenook
- 4 Double Bedrooms – 3 With Ensuite Facilities
- Spectacular Uninterrupted Views Across Sussex Countryside
- Secure Electric Gated Entrance
- Secluded Plot
- Versatile Garden Room Currently Being Used As A Gym
- Heated Eco Pool With Swim Jets
- Lapsed Planning Permission For Double Garage

Entrance

Hallway

Kitchen/Dining Room

27'6 x 21'0 (8.38m x 6.40m)

Second Lounge

17'9 x 12'2 (5.41m x 3.71m)

Lounge

23'4 x 14'3 (7.11m x 4.34m)

Inner Hallway

Bath & Shower Room/WC

Bedroom 4

9'3 x 8'3 (2.82m x 2.51m)

Stairs from Ground to First Floor Landing

Bedroom 1

16'7 x 12'6 (5.05m x 3.81m)

En Suite Bath & Shower Room/WC

Bedroom 2

13'9 x 12'10 (4.19m x 3.91m)

En Suite Shower Room/WC

Bedroom 3

12'10 x 12'1 (3.91m x 3.68m)

En Suite Shower Room/WC

Garden

Garage

14'2 x 7'8 (4.32m x 2.34m)

Utility Room

7'5 x 6'7 (2.26m x 2.01m)

Workshop

7'3 x 6'10 (2.21m x 2.08m)

Gym

13'3 x 12'10 (4.04m x 3.91m)

Outbuilding

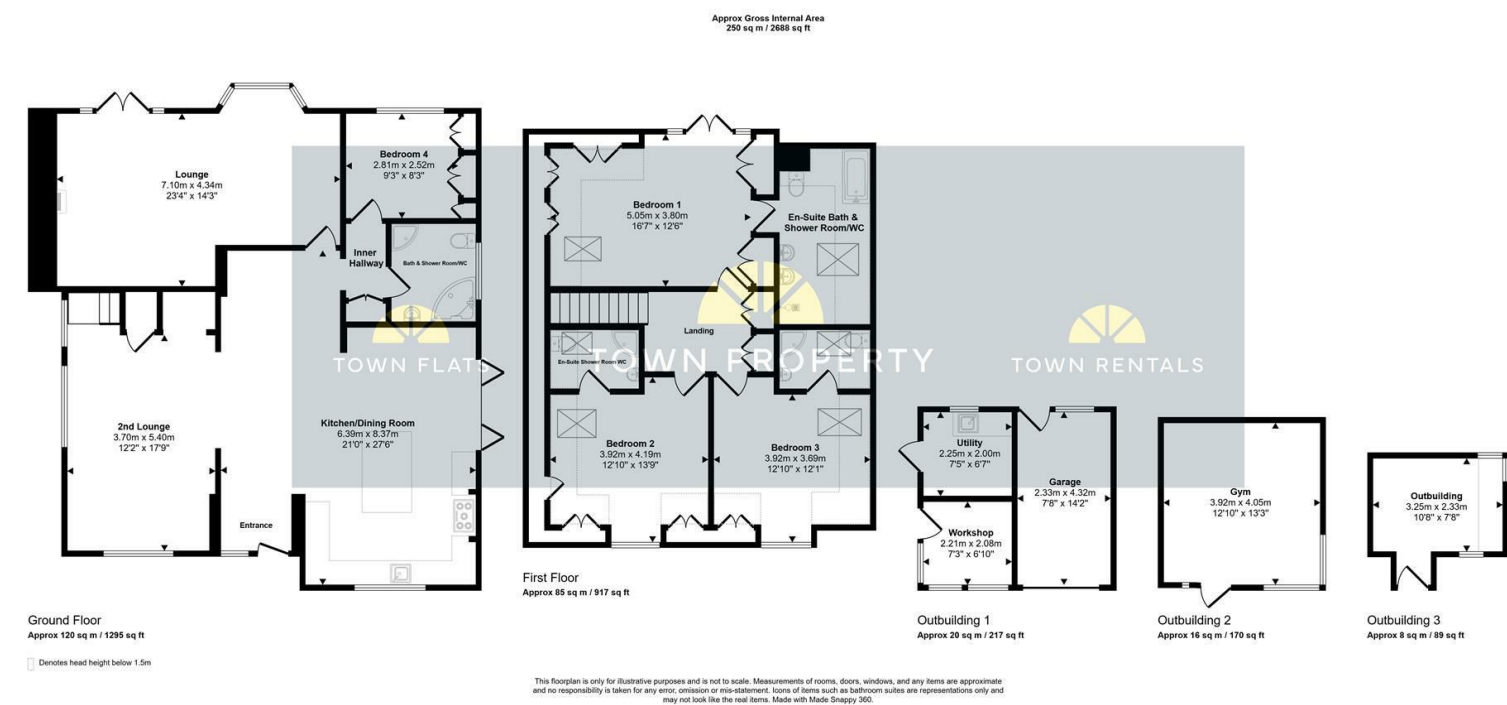
10'8 x 7'8 (3.25m x 2.34m)

COUNCIL TAX BAND = E

EPC = D

Location

Perfectly positioned within the charming village of Hankham, the property enjoys the very best of countryside living whilst remaining exceptionally well connected. Surrounded by beautiful Sussex countryside and scenic walking routes, Hankham offers a peaceful setting with a strong sense of community, whilst nearby Polegate and Eastbourne provide an excellent range of amenities, shopping and leisure facilities. Mainline rail services from Polegate offer convenient links to London, with easy access to the A27 further enhancing connectivity. The South Downs, renowned golf courses, well regarded schools and the stunning Sussex coastline are all within easy reach, making this an exceptional location for both families and commuters alike.



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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.