



5 Herstmonceux Place

Herstmonceux, East Sussex

A stunning and impeccably presented apartment, in a fine Grade I listed house with private gardens and rural views.

5 Herstmonceux Place is a stunning and modernised apartment situated mostly on the ground floor, with its own private entrance courtyard. The property was originally the dower house to Herstmonceux Castle. This architectural masterpiece boasts wonderful countryside views and immaculately preserved period features.



1 RECEPTION ROOM



3 BEDROOMS



3 BATHROOMS



GARAGE & PARKING



PRIVATE GARDEN



LEASEHOLD



RURAL



2,414 SQ FT



**£795,000
GUIDE PRICE**



The property

The property is approached via a courtyard with steps leading to the entrance. The entrance hall is split level with a large storage cupboard and on a lower level is the third bedroom, which is double aspect with its own en suite shower room. There is also the main family shower room off the hall with its own shower/steam room.

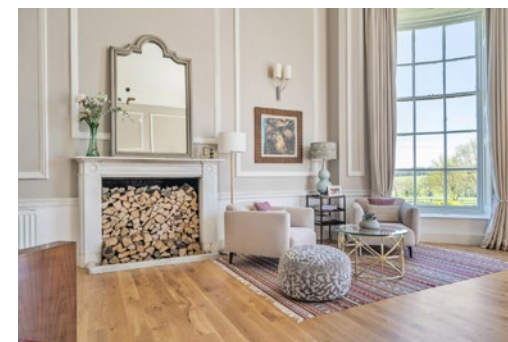
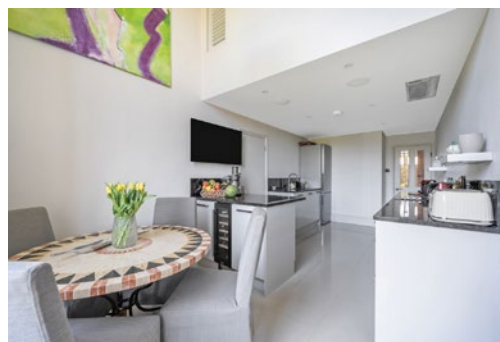
The fabulous main reception room has three windows with the original shutters and a feature fireplace with wood-burning stove for cosy winter evenings. The kitchen/breakfast room is beautifully fitted and is part-vaulted with space for table and chairs and a delightful outlook. There is also a large, walk-in utility cupboard.

The stunning principal bedroom, we believe, was once the ballroom of the original house and it has three windows in the bay, affording a lovely outlook. From the hallway, a wide staircase leads to bedroom two, which again has its own en suite shower room.

Outside

The property is approached through a charming arch with feature wrought iron gates, leading to a private courtyard with feature planters and steps to the main front door.

Immediately in front of the property is a beautiful south-facing garden, predominantly laid to lawn with sun terrace and feature borders. Flanked by a balustrade, the whole garden enjoys delightful, far-reaching views. There is also a right of way across communal gardens to parking and a private single garage. There is also visitors parking.



Location

The property is situated on the southern fringes of historic Herstmonceux with the picturesque village providing a good range of everyday amenities including a small supermarket, Artisan shops, a bakery, post office, pharmacy and a medical centre, as well as a primary school, cafés and restaurants. Comprehensive shopping, leisure and cultural facilities are available at the nearby towns of Heathfield, Hailsham and Eastbourne. The stunning countryside of the High Weald National Landscape is on the doorstep offering countryside pursuits including walking and riding routes. The mainline railway stations at Polegate and Battle provide services to London and Brighton. Well-regarded schools in the vicinity include Mayfield School for Girls, Bede's and Eastbourne College.

Distances

- Herstmonceux 1.2 miles
- Eastbourne 11.0 miles
- Alfriston 12.4 miles
- Lewes 17.1 miles

Nearby Stations

- Polegate 8.5 miles
- Lewes 17.1 miles

Key Locations

- 1066 Country Walk
- Herstmonceux Castle
- Royal Eastbourne Golf Club
- Glyndebourne
- Charleston
- Observatory Science Centre
- Herstmonceux Castle
- South Downs National Park

Nearby Schools

- Herstmonceux C of E Primary School
- Mayfield School for Girls
- Eastbourne College
- Bedes





Floorplans

House internal area 2,414 sq ft (224 sq m)
 Garage internal area 159 sq ft (15 sq m)
 Courtyard internal area 756 sq ft (70 sq m)
 Balcony external area 121 sq ft (11 sq m)
 Total internal area 3,329 sq ft (309 sq m)
 For identification purposes only.

Directions

BN27 1RL - what3words: ///roadways.amazed.term

General

Local Authority: Wealden District Council

Services: Mains electricity and water. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought, Electric heating including underfloor and radiators.

Lease expires 24th June 2139 (114 years remaining)
 Ground Rent - £200 p/a. Service charge - £3,803 p/a

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E / **EPC Rating:** Band G

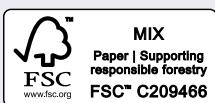
Lewes

201 High Street, Lewes, East Sussex, BN7 2NR

01273 475 411

lewes@struttandparker.com
 struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken 17th April 2025. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



@struttandparker

Over 50 offices across England and Scotland,
 including Prime Central London

For the finer things in property.

