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your local independent estate agent

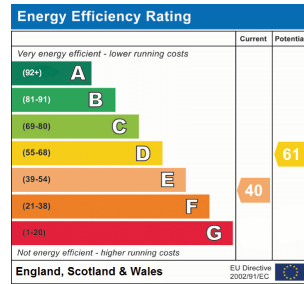
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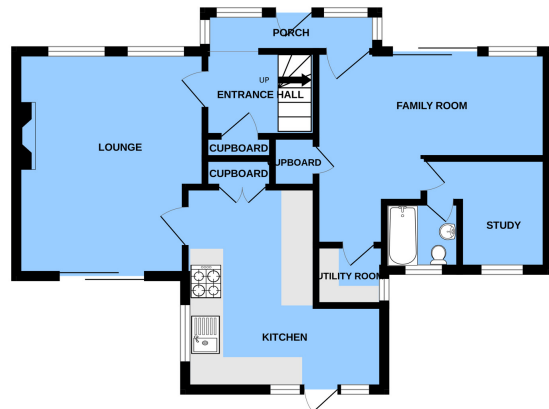
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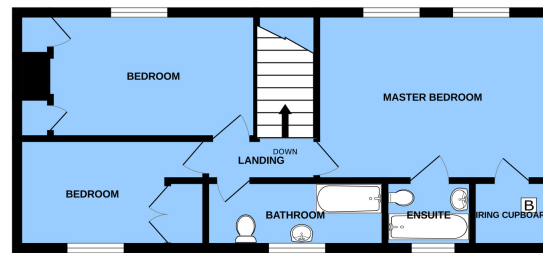
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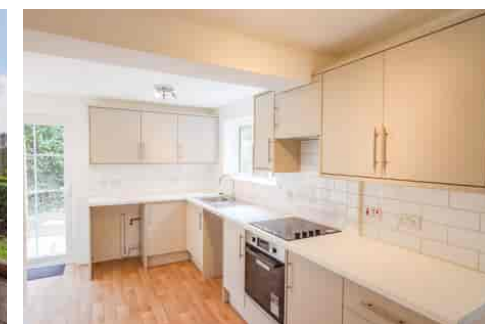
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Eastview, Forewood Lane, Crowhurst, East Sussex TN33 9DG

£525,000 freehold

Set in a delightful semi-rural location yet close to the primary school and Crowhurst station is this versatile four bedroom semi-detached house that is ideal for dual accommodation with a small ground floor annexe, all set amidst gardens with attractive rural views.

Semi-Detached House
 Rural Views

Ground Floor Annexe
 Close to Primary School

4 Bedrooms
 Close to Station

Popular Village Location
 Semi-Rural



Description

This versatile four bedroom semi-detached house offers adaptable accommodation that provides a ground floor bedroom suite with small kitchenette. Presented in excellent decorative order, the property has recently benefitted from a newly fitted kitchen, decoration and floor coverings throughout. The adaptable accommodation provides a kitchen with space for a breakfast table, large living/dining room, as well as a one bedroom suite with living room and kitchenette to the ground floor. The first floor provides three bedrooms, the main of excellent proportion with a separate en-suite and lovely views to the front. Outside the gardens are mature and established and offer a good deal of privacy being set to both the front and rear. The whole is within a desirable location just a short distance from the primary school and station. Viewing is highly recommended.

Directions

What3Words: ///never.sneezed.aimed

THE ACCOMMODATION COMPRISES

A panelled door to

ENTRANCE PORCH

11' 2" x 2' 4" (3.40m x 0.71m) having a triple aspect with herringbone flooring and opening into

INNER HALLWAY

with stairs rising to first floor landing, understairs storage cupboard and separate large cupboard with shelving.

LIVING/DINING ROOM

18' 0" x 13' 6" (5.49m x 4.11m) a double aspect room with sliding doors to patio and garden, feature open fireplace with decorative painted mantel and multi-pane glazed door through to

KITCHEN

L shaped 16' 3" x 6' 9" (4.95m x 2.06m) plus 6' 1" x 5' 6" (1.85m x 1.68m) a double aspect room with glazed door to patio and garden. The kitchen is fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances and a good area of working surface incorporating a 4 ring ceramic hob with extractor fan above and stainless steel sink with mixer tap and drainer. There is a separate large double cupboard with shelving and space for a breakfast table.

From the entrance hall a door leads to the

GROUND FLOOR LIVING ROOM/BEDROOM SUITE

Living Room - L shaped measuring 18' 9" x 7' 10" (5.71m x 2.39m) plus 7' 10" x 6' 3" (2.39m x 1.91m) max with window and glazed doors out to the patio with rural views beyond.

Kitchenette/Utility Room - 6' 3" x 5' 1" (1.91m x 1.55m) with window to side, fitted base and wall cupboards, low level oven and working surface incorporating a stainless steel sink and 4 ring hob with extractor above.

Bedroom/Study - 9' 9" x 7' 7" (2.97m x 2.31m) with window to rear.

Bathroom - 6' 5" x 5' 2" (1.96m x 1.57m) with obscured window to rear, part tiled walls and fitted with a white panelled bath with telephone style taps, low level wc and pedestal wash hand basin.



FIRST FLOOR LANDING

with loft access.

MASTER BEDROOM

18' 8" x 12' 7" (5.69m x 3.84m) with two windows taking in rural views to the front, loft access and large airing cupboard 6' 4" x 5' 2" (1.93m x 1.57m) housing the LPG boiler and hot water tank.



EN-SUITE BATHROOM

6' 6" x 5' 2" (1.98m x 1.57m) with obscured window to rear and fitted with a white panelled bath with telephone style taps, low level wc and pedestal wash hand basin.

FAMILY BATHROOM

12' 0" x 5' 1" (3.66m x 1.55m) with obscured windows to rear and fitted with a white panelled bath with shower screen and tiled enclosure, pedestal wash hand basin and low level wc.

BEDROOM

15' 8" x 9' 5" (4.78m x 2.87m) with window taking in views to the front, built in cupboard providing hanging and shelving.

BEDROOM

10' 7" x 8' 1" (3.23m x 2.46m) with window taking in views of the garden, built in cupboards providing hanging and shelving.

OUTSIDE

The property is approached over a pedestrian pathway that leads round to the front door. The garden is enclosed with mature hedging and provides a good sized area of lawn that wraps around to the side where there is a greenhouse and additional area of patio. The rear garden is enclosed with further hedging and a patio and an additional area of lawn.



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.