



5A WOODLAND WAY, CROWHURST, BATTLE, EAST SUSSEX TN33 9AP

£500,000 FREEHOLD



ENTRANCE HALL

Accessed via double glazed door and window to the entrance hall. Further double glazed window to side, stairs to landing, under stairs storage cupboard, radiator and fitted corner cupboard. Fitted carpets.

DOWNSTAIRS SHOWER ROOM/WC

Frosted double glazed window to front, low level WC, shower cubicle with unit, pedestal wash hand basin and radiator.

LIVING/DINING ROOM

17' 11" x 16' 10" (5.46m x 5.13m) Double aspect, double glazed sliding patio doors to side and rear. Further double glazed window to rear. Feature fireplace with inset log burner, radiator and fitted carpets. Door to:

STUDY

9' 1" x 5' 3" (2.77m x 1.60m) Double glazed window to side, radiator and fitted carpets.

KITCHEN

18' 0" x 8' 8" (5.49m x 2.64m) Double aspect, double glazed windows to front and rear. Further UPVC double glazed door giving access to the rear garden. Fitted with a range of matching base and wall units with worktop surfaces over and breakfast bar incorporating a two and a half bowl, stainless sink unit with mixer tap. Space for electric cooker with extractor hood over, washing machine and further appliance. Integrated fridge and freezer. Radiator.

BEDROOM 3

14' 9" x 11' 5" (4.50m x 3.48m) Double glazed window to front with countryside views, radiator and fitted carpets.

LANDING

Loft access.

BEDROOM 1

16' 10" x 14' 6" (5.13m x 4.42m) Double glazed window to rear, radiator, fitted carpets and walk in wardrobe.

BEDROOM 2

19' 0" x 11' 5" (5.79m x 3.48m) Double glazed window to front with far reaching countryside views, radiator, fitted carpets and built-in wardrobe.

BATHROOM/WC

Frosted double glazed window to rear, low level WC, pedestal wash hand basin, bidet and corner bath with mixer tap and shower attachment. Radiator and part tiled walls. There is a door giving access to a storage room which has a further cupboard housing the hot water cylinder.

GARDENS

The rear garden is a particular feature of this property and is of a good good size. It is an L-shaped garden which is well stocked with shrubs, trees and bushes. The garden is private and full of nature. To the front there is a further garden with access to both sides leading to the rear.

EXTERNAL UTILITY/STORE ROOM

Double glazed window and door, power and lighting.

GARAGE & OFF ROAD PARKING

There is a garage with an up and over door plus a wooden glazed door to the rear garden. The property is approached via a driveway which provides off road parking for a few vehicles and leading to the detached garage.

AGENTS NOTES

Council Tax Band F

EPC Rating TBC

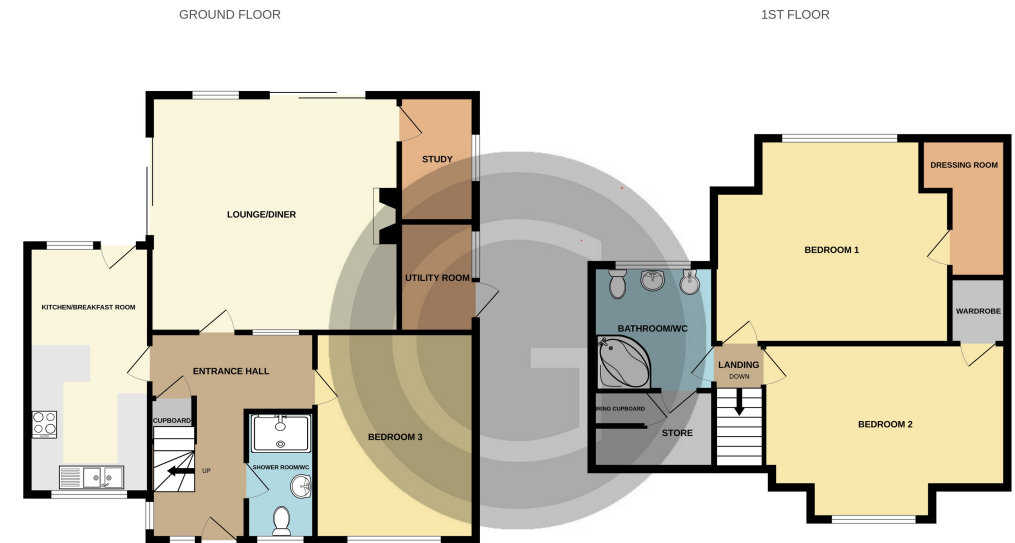
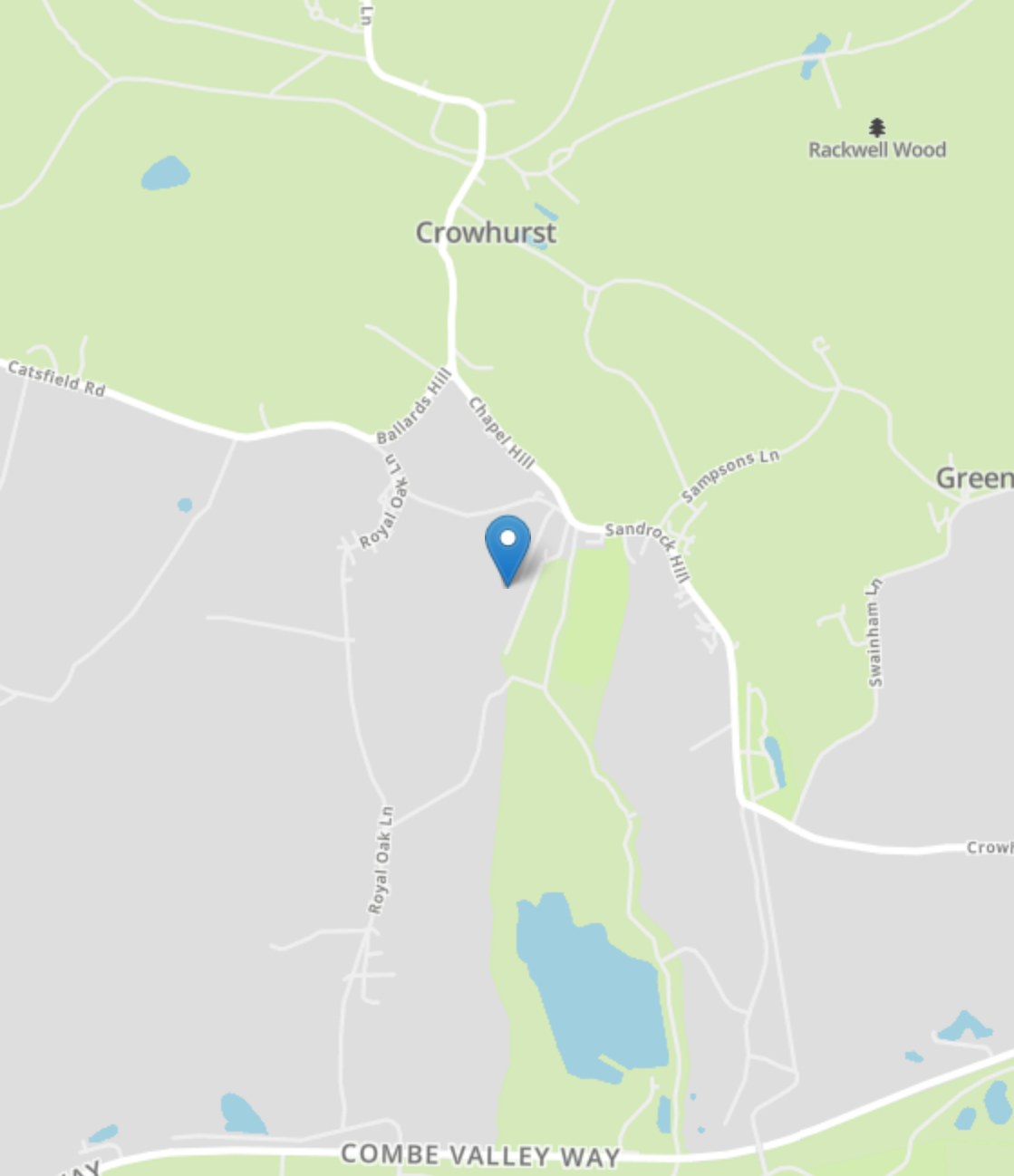
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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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