



10 Forewood Rise, Crowhurst, Battle, East Sussex TN33 9AH



A rare opportunity to acquire a good size end of terrace property in the charming village of Crowhurst, which is being offered chain free. Situated in a fabulous semi rural location that backs onto glorious countryside. This property is a blank canvas ready for its new owners to make into their dream home. The accommodation offers 3 reception rooms, a large galley Kitchen, downstairs W.c, and 3 upstairs bedrooms with a family bathroom. Viewing is highly recommended.

· ENTRY HALL	· W.C	· BEDROOM 3
· RECEPTION ROOM	FIRST FLOOR	· BATHROOM
· LIVING ROOM	· LANDING	
· KITCHEN	· BEDROOM 1	
· DINING ROOM	· BEDROOM 2	



Description

AP Estate Agents are pleased to present a rare opportunity to purchase a 3 reception, 3 bedroom property within this price range in Crowhurst village, a charming rural community with its Primary school, Village hall, Pub and Church. The property is being offered chain free and having just been newly decorated throughout it is an exciting blank canvas for someone to come in and make their own mark.

INSIDE THE PROPERTY

There is a small entrance porch with some shelving either side which leads you into the ENTRANCE HALL of the property, glazed panel doors keep the hallway light and airy, and there is understairs storage. The LIVING ROOM is a good size with views over the rear garden, a large log burner sits in a open fire place with cupboards to the side. The log burner has a back boiler for the central heating, but the owner also recently installed a new electric heating system as another option. Where the DINING ROOM is situated is the choice of the new owner, as there is another RECEPTION ROOM next to the Living room which could be used, or alternatively the extension which was built off of the kitchen could make an ideal dining area. This vaulted ceiling room with beams also has doors leading to the patio area in the rear garden and out to the front. An alternative option for this room, is to open it up to the kitchen, which would then make a fabulous size family kitchen. The current KITCHEN is a Galley with a full run of base units along the outside wall, within this stretch is the sink, oven, hob and space for washing machine and dishwasher. Along the opposite wall a dresser has been made to fit which contains its own drawers, cupboards and display shelves above. There are two double cupboards one which contains shelving and the other with hanging space or somewhere for the ironing board etc. There is also a downstairs WC with wash basin.

UPSTAIRS

Has a LANDING from which to access all the rooms, a hatch above into the loft space which is partially boarded and an airing cupboard with the recently installed electric tank and hot water system. BEDROOM 1 is at the rear of the property so appreciates views over the rear garden and has a single built in cupboard. BEDROOM 2 is also at the rear of the property overlooking the garden. BEDROOM 3 is situated to the side of the property and not only has a view of the garden but far reaching views over the farmland to the side of the garden. The FAMILY BATHROOM has a panel bath with a shower at either end, W.c and pedestal wash basin.

OUTSIDE

This property is approached along a path from the parking area within the close, it is the very last property affording its privacy and position next to the fields, but this does mean there is no off road parking or any way of making that possible. The front garden is elevated from the house and mainly lawn giving a nice feeling of space and seclusion, a path leads directly to the front door and round the front of the property to the rear garden. The rear garden is a great size, it has high hedges on the side and rear with a low fence to the neighboring side and a timber shed, it feels private and faces directly South appreciating the best of the sunlight. There is a really nice BBQ patio area accessed from the property and under the shade of a eucalyptus tree, it needs a little work to bring it back to former glory but makes a wonderful feature. At the point of the photos being taken the garden had only been partially cleared, with further work being done, so it may differ when viewings commence..





ADDITIONAL INFORMATION

As you will see from the photos all carpets have been removed, the property was previously rented out and has undergone complete redecoration.

SERVICES: Mains drainage, water, electrics. There is no gas in the ground so electric and back boiler (Solid fuel) control the heating system. There is internet but no Fiberoptic at this time.

COUNCIL TAX: BAND C 2,165.65

LOCATION

Crowhurst is a small historic village with a primary school, village hall, pub and church. The church yard contains a historical Yew tree a symbol of the village's ancient heritage, the Crowhurst Yew's age is uncertain but estimates range from 1,300 to 4000 years.

The village is situated in the heart of the Sussex Weald in the designated High Weald Area of Outstanding Natural Beauty and has Sites of Special Scientific Interest (SSSI's). Such as Fore Wood RSPB reserve, which due to its sandstone gyhll formations provides a breeding platform for many species of bird. Combe Haven is also located on the outskirts of Crowhurst and supports a diverse range of plants, flowers and animals.

A Southern rail station is only 0.7 of a mile from the property, which connects you to Hastings and London.

Battle is the nearest main town at just 3.8 miles away. Other notable locations nearby include Hastings (5 miles), Eastbourne (16 miles), Royal Tunbridge wells (26 miles), Brighton (35 miles), Gatwick airport (45 miles).

DIRECTIONS

<https://w3w.co/shrug.enjoys.undulation>

Local Authority: Rother

Services (not checked or tested): Mains Electric, Water and Drainage. Electric and back boiler heating

Tenure: Freehold

EPC: EPC Rating E

Council Tax Band: C

Offers in Region of £380,000

Viewings

Strictly by Appointment Only



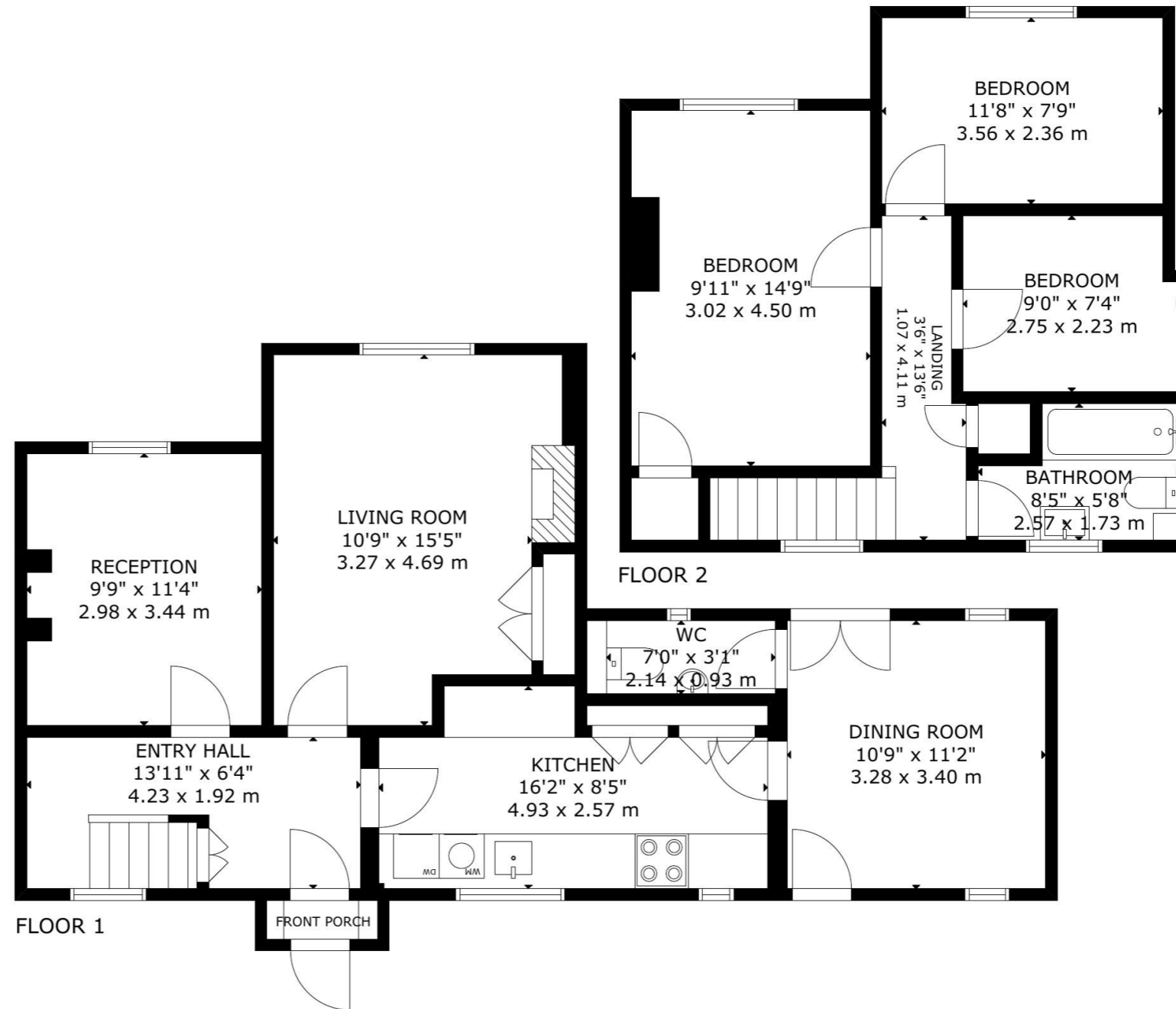
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GROSS INTERNAL AREA
 TOTAL: 106 m²/1,148 sq.ft
 FLOOR 1: 64 m²/692 sq.ft, FLOOR 2: 42 m²/456 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	