



Fairbourne Forewood Lane,  
Crowhurst,  
East Sussex,  
TN33 9AG



## Fairbourne Forewood Lane

Set in a lovely semi-rural location amidst established gardens and grounds is this substantial four bedroom detached single storey property that offers generous and well planned accommodation set out over one floor with wonderful gardens that offer a great deal of privacy, off road parking and large detached garage. 3 Acres of woodland, available via separate negotiation.

### Features

DETACHED BUNGALOW

4 BEDROOMS

OFF ROAD PARKING

2 RECEPTION ROOMS

DOUBLE GARAGE

WONDERFUL VIEWS



## Description

Viewing is essential to appreciate this substantial single storey property that was built by the current owners in the 1960's to provide generous and adaptable accommodation. Carefully designed the principal living accommodation is set out within the main part of the building whilst a separate wing incorporates the bedroom accommodation. All the rooms are of generous proportion with wide glazing that takes in views of the garden. The sitting room opens out onto the garden as does the kitchen, there are two further reception rooms and the bedroom wing incorporates four bedrooms with a generous master bedroom that enjoys a double aspect to the rear. There is a large double garage, workshop, storage room and fabulous gardens and grounds that are predominantly set to the rear offering a good deal of privacy and backing onto an area of woodland that is available by separate negotiation. The additional land extends to approximate 3 acres and wraps round with a separate road frontage.

## Directions

From Battle proceed in a southerly direction along Hastings Road towards Hastings and at Crowhurst Park turn right into Telham Lane. Proceed along into Forewood Lane and continue along for some distance and the driveway to the property will be found along on the right hand side next to a white garage.

What3Words:///cooked.future.grudging



## THE ACCOMMODATION COMPRISES

### RECEPTION HALL

14' 5" x 7' 3" (4.39m x 2.21m) opening to inner hallway

### LIVING ROOM

23' 3" x 17' 10" (7.09m x 5.44m) a triple aspect room with wide glazing and door to patio and garden, feature brick and stone fireplace.

### STUDY

10' 0" x 9' 5" (3.05m x 2.87m) with window to front.

### DINING ROOM

16' 8" x 10' 4" (5.08m x 3.15m) with picture window taking in views of the garden, wood block flooring, serving hatch to kitchen.

### KITCHEN

12' 1" x 10' 4" (3.68m x 3.15m) with window and glazed door to patio and garden. Fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with dishwasher and fitted double oven. A working surface incorporates a double bowl acrylic sink with mixer tap and drainer and a 4 ring hob with extractor fan over. Serving hatch to dining room.

### SHOWER ROOM

6' 0" x 5' 3" (1.83m x 1.60m) with obscured window to front, part tiled and fitted with a tiled shower enclosure, low level wc and pedestal wash hand basin.

### UTILITY ROOM

7' 3" x 5' 1" (2.21m x 1.55m) with obscured window to front, stainless steel sink, space and plumbing for appliances, storage cupboard.

### BEDROOM WING

with window and glazed door opening onto the patio and garden, that accommodates all the bedrooms.

### BEDROOM

13' 6" x 10' 10" (4.11m x 3.30m) with window to side, large wardrobe cupboard, pedestal wash hand basin.





#### **BATHROOM**

11' 4" x 6' 9" (3.45m x 2.06m) with obscured window to side, fully tiled and fitted with a coloured suite comprising a panelled bath, pedestal wash hand basin, low level wc, shower cubicle and linen cupboard.

#### **BEDROOM**

11' 0" x 8' 9" (3.35m x 2.67m) with window to side, double wardrobe cupboard.

#### **BEDROOM**

10' 9" x 8' 9" (3.28m x 2.67m) with window to side, double wardrobe cupboard.

#### **MAIN BEDROOM**

14' 5" x 14' 0" (4.39m x 4.27m) enjoying a double aspect with wonderful views of the garden, vanity sink unit.

#### **DOUBLE GARAGE**

18' 6" x 16' 9" (5.64m x 5.11m) with power and light and electric up and over door. Adjoining the garage is a storage cupboard housing the boiler.

#### **WORKSHOP**

13' 9" x 5' 9" (4.19m x 1.75m) with door to rear.

#### **OUTSIDE**

The property is approached over a private driveway that leads up to an area of turning and parking with access to the garage. The front garden is laid to lawn interspersed with flowerbeds being hedge enclosed with specimen trees. A gated access leads to the side and rear. To the rear are wonderful gardens that incorporate a large paved patio that extends across the back of the whole house with steps down to an attractive undulating lawn. The whole being enclosed with shrubs and specimen trees, gently falling away and backing onto woodland.

#### **NOTES:**

1. The property will be sold to the fence on the back boundary, but the owners also own some adjoining woodland that has road frontage, circa 3 acres, that are available by separate negotiation.
2. Applicants should also be aware that the property has a private drainage system, oil central heating and the single garage to the front of the property is registered to another owner but there are no rights to park in front and all the road frontage is included in the sale.



**Ground Floor**  
Approx. 216.1 sq. metres (2325.9 sq. feet)



Total area: approx. 216.1 sq. metres (2325.9 sq. feet)  
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		68
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

