



The Stacks, Sandrock Hill, Crowhurst, Battle, East Sussex  
 TN33 9AY

oieo £399,950

freehold

Set in the centre of the village this spacious two/three bedroom chalet style bungalow enjoys a large living room with wood burning stove, a good size area of garden, detached summerhouse and garage en-bloc.

Chalet Style Bungalow  
 Good size Garden

2/3 Bedrooms  
 Close to Village Centre

1/2 Reception Rooms

Garage en-bloc

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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## Description

Set in an appealing location in the centre of the village and close to the recreation ground, this well appointed 2/3 bedroom semi detached chalet style property benefits from oil central heating and double glazing with up to three bedrooms. Inside the accommodation is arranged around a reception hall which leads to a large living room with wood burning stove and then to the dining room and kitchen which look out onto the rear garden. The shower room has recently been upgraded with a separate ground floor bedroom and to the first floor is a further bedroom with en-suite.

Outside the property sits in a level plot with gardens to both the front and rear that incorporates a large detached summerhouse. In addition there is a garage en-bloc.

The property is situated within a short walk of the recreational ground, village pub and within easy reach of Crowhurst station.

## Directions

What3Words:///overheat.muted.slippers

## THE ACCOMMODATION

With approximate room dimensions comprises:

### COVERED PORCH

With outside light, insulated door to

### RECEPTION HALL

13' 8" x 4' 2" (4.17m x 1.27m) widening to 14' 6" (4.42m) stairs rising to first floor landing, large cupboard.

### LIVING ROOM

17' 2" x 11' 0" (5.23m x 3.35m) A double aspect room with attractive central fireplace with decorative mantle and inset wood burning stove, laminate floor.

### SHOWER ROOM

10' 0" x 5' 5" (3.05m x 1.65m) Obscured window to side and fitted with a large glazed walk-in shower enclosure with fixed and hand held showers, vanity sink unit with mixer tap, low level wc, heated ladder towel rail.

### DINING ROOM

11' 0" x 10' 1" (3.35m x 3.07m) With picture window taking in views of the garden



### KITCHEN

15' 4" x 7' 4" (4.67m x 2.24m) With window and glazed door to garden, fitted with a range of floor and base mounted fitted cabinets incorporating cupboards and drawers with spaces and plumbing for appliances, built in low level oven, four ring hob with extractor fan above, stainless steel one and a half bowl sink with mixer tap and drainer, under unit lighting and tiling.

### BEDROOM

10' 2" x 9' 7" (3.10m x 2.92m) With picture window to front.



### FIRST FLOOR LANDING

With window to rear.

### BEDROOM

10' 5" x 8' 0" (3.17m x 2.44m) Large window to rear, cupboard with shelving, recessed wardrobe with hanging rail, separate walk-in cupboard with hanging rail and shelving, eaves access.

### EN-SUITE BATHROOM

6' 0" x 5' 6" (1.83m x 1.68m) With tiled floor, part tiled walls, fitted with a panelled bath with shower and shower screen, pedestal wash hand basin, low level WC, heated towel rail.

### OUTSIDE

To the front of the property is an enclosed area of garden with central path and flanked by areas of lawn. A gate gives access to a side garden housing the oil tank and boiler. Large timber shed, planted borders and a paved path that leads to the rear garden.

Within the rear garden is a level lawn, a greenhouse and a DETACHED SUMMERHOUSE 13' 2" x 12' 10" (4.01m x 3.91m) with power and light. In addition a gate leads to a



### GARAGE EN-BLOC

15' 1" x 8' 2" (4.60m x 2.49m) With up-and-over door.



### COUNCIL TAX

Rother District Council  
Band D - £2,436.35

**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.