

# Crane & Co



## Price Guide

£585,000 - £635,000

Waveney, Windmill Hill, East Sussex BN27 4RT

 4 Bedroom  3 Bathroom  2 Reception

 01323 440678

 [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)

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Freehold

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You can watch the world go by from on high in this pretty detached chalet style house. This lovely, homely property has so much to offer that we are sure you'll be impressed. In the large living room, by the wood burner is the place to sit and enjoy the far reaching views as well as being a big enough space to entertain your guests. And if they're staying for dinner, the kitchen/breakfast room with bi-fold doors on to the garden is the perfect place to prepare a feast! There's also a very handy utility room that is the ideal place to leave muddy boots after a long walk taking in your beautiful surroundings. The remaining ground floor room is study although it could easily be used as a family room or a bedroom as there is also a ground floor shower room. Upstairs, the master bedroom is impressive with its en-suite shower room and Juliette balcony. There are also 2 further double bedrooms with a family bathroom. Outside the garden is a real delight with a large patio, beautiful borders and an immaculate lawn. There is also ample off road parking at road level as well parking and a large turning area at the top of the drive providing level access. Additionally, there is a detached double garage with workshop, the perfect place to tinker! This really is a truly individual home that offers so much.

## Main Features

- Detached Chalet Style House
- Living Room with Wood Burner
- 3/4 Double Bedrooms
- Bathroom and 2 Shower Rooms
- Immaculate Rear Garden
- Double Garage and Ample Off Road Parking
- Solar Panels
- Village Setting
- Kitchen/Dining Room

## Room Sizes

Ground Floor:

Porch

Living Room - 24' 0" x 15' 10"

Family Room/Office/Bedroom 4 - 12' 1" x 12' 1"

Kitchen - 13' 6" x 11' 8"

Dining Room - 13' 0" x 11' 2"

Utility Room - 11' 10" x 4' 9"

Shower Room - 7' 10" x 6' 5"

First Floor:

Bedroom 1 - 16' 7" x 13' 7"

En Suite Shower Room

Bedroom 2 - 11' 11" x 10' 3"

Bedroom 3 - 13' 3" x 8' 9"

Bathroom

Outside:

Double Garage - 18' 7" x 18' 0"

Workshop - 17' 10" x 5' 10"

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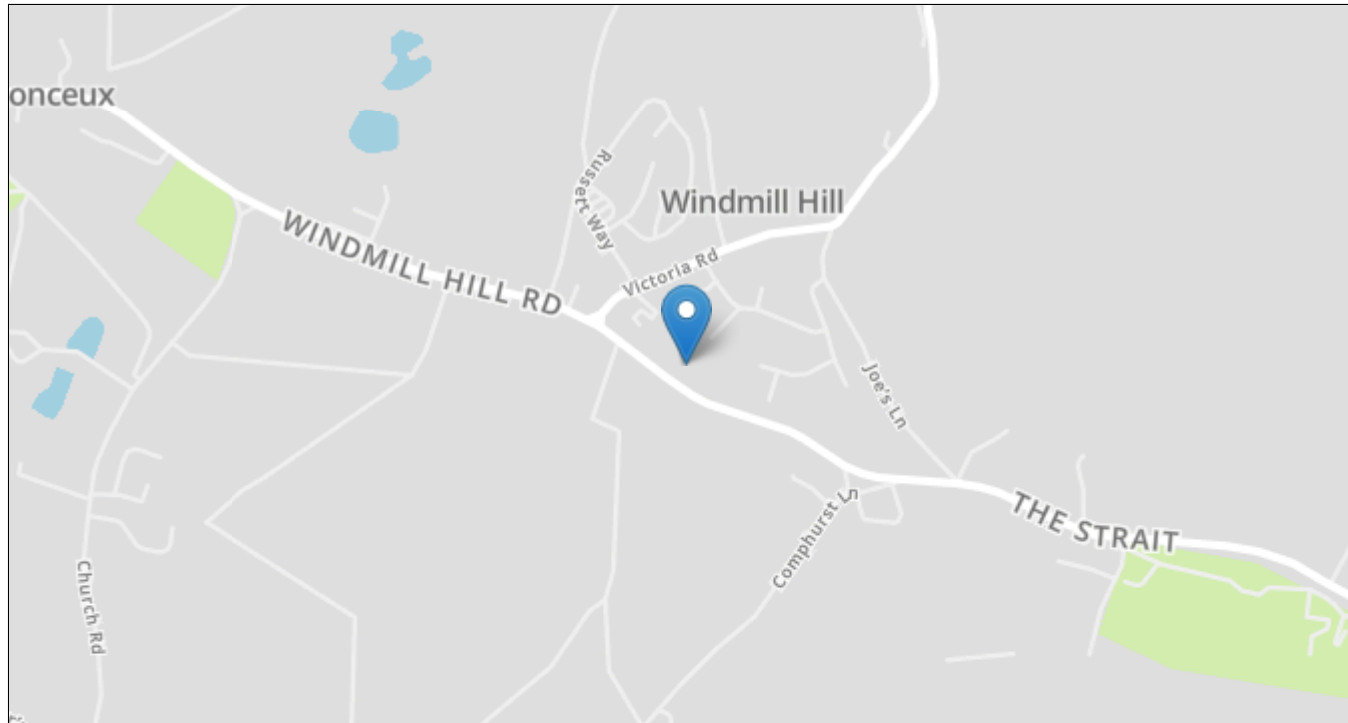
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	63	69
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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