



SOUTHERNDOWN, FOREWOOD LANE, CROWHURST, BATTLE, EAST SUSSEX TN33 9AG

£950,000 FREEHOLD



ENTRANCE VESTIBULE

Accessed via double glazed door, further leaded light glazed door to:

ENTRANCE HALL

22' 5" x 8' 6" (6.83m x 2.59m)
Parquet wood flooring, built-in shelved cupboard, inner hall area with a further two double built-in storage cupboards, radiator.

SITTING ROOM

34' 0" x 14' 0" (10.36m x 4.27m) Double aspect with double glazed window and double glazed French doors to the side, further double glazed window to the rear enjoying superb views over the gardens, inset wood burning stove, two radiators.

DINING ROOM

14' 4" x 13' 6" (4.37m x 4.11m)
Dual aspect with double glazed window to side with double glazed French doors to the rear, slate flooring

KITCHEN/BREAKFAST ROOM

18' 0" x 18' 0" (5.49m x 5.49m) Dual aspect with two double glazed windows to the side and further double glazed window to the front, fitted kitchen comprising range of solid wood working surfaces with base unit storage cupboards below and matching wall cabinets above, recessed double Belfast sink, space for range cooker, space for large fridge freezer, space and plumbing for dishwasher, vaulted ceiling with exposed beams, wood burning stove, slate flooring.

UTILITY ROOM

10' 0" x 6' 0" (3.05m x 1.83m) Double glazed windows to the side and rear, working surface with inset stainless one and a half bowl steel sink unit, plumbing and space for automatic washing machine, space for tumble dryer, freestanding Worcester oil fired boiler, slate flooring, door to:

CLOAKROOM/WC

Double glazed window to side, fitted suite comprising low level WC, vanity wash hand basin, slate flooring.

REAR RECEIVING HALL

13' 0" x 11' 0" (3.96m x 3.35m)
A bright and spacious reception area with glass ceiling, two double glazed windows and door giving access onto the gardens, slate flooring

BEDROOM

14' 3" x 10' 0" (4.34m x 3.05m) Double glazed window to the front, carpet where fitted, door to:

ENSUITE SHOWER/WC

Fitted suite comprising fully tiled shower cubicle with glass door and fitted shower, pedestal wash hand basin, low level WC, half tiled walls and slate tiled floor, chrome ladder style radiator.

BEDROOM

15' 9" x 12' 0" (4.80m x 3.66m) Dual aspect with double glazed bow windows to the front and side enjoying lovely views over the gardens, carpet where fitted, radiator.

BEDROOM

15' 9" x 12' 0" (4.80m x 3.66m) Dual aspect with double glazed bow windows to the rear and side, enjoying lovely views over the gardens, carpet where fitted, two double fitted wardrobe cupboards, radiator.

BEDROOM

12' 10" x 11' 6" (3.91m x 3.51m) Double glazed bow window to the side, carpet where fitted, radiator.

FAMILY BATHROOM/WC

12' 0" x 7' 0" (3.66m x 2.13m) Two double glazed windows to the side, fitted white suite comprising tiled panelled bath, recessed fully tiled shower cubicle with glass door and fitted shower, pedestal wash hand basin, low level WC, half tiled walls, tiled floor, built-in shelved linen cupboard.

OUTSIDE

The property is approached via a five-bar gated entrance onto a tarmacadam driveway affording parking and turning area for numerous vehicles and access to double garage. The beautiful formal gardens, of approximately one acre, surround the property being predominantly laid to gently sloping lawn enclosed with established hedge boundary with mature trees, and conifer screening. To the rear there is a substantial paved terrace with external lighting and fanned brick steps down to a lawn area . The patio continues to the side and rear of the property outside tap.

FOUR CAR DOUBLE GARAGE

33' 0" x 19' 6" (10.06m x 5.94m) Two up and over doors, three windows on each of the side elevations, power and light, water tap, door to:
Store Room 9' x 8' with with double doors to rear, power and light, vaulted ceiling storage.
Further Store Room 9'x8' with window to side and fitted length of work bench, power and light.

GARDEN OFFICE/PLAYROOM

24' 0" x 12' 6" (7.32m x 3.81m) Separated into two halves having two windows to both side elevations and further window to front, power and light.

AGENTS NOTES

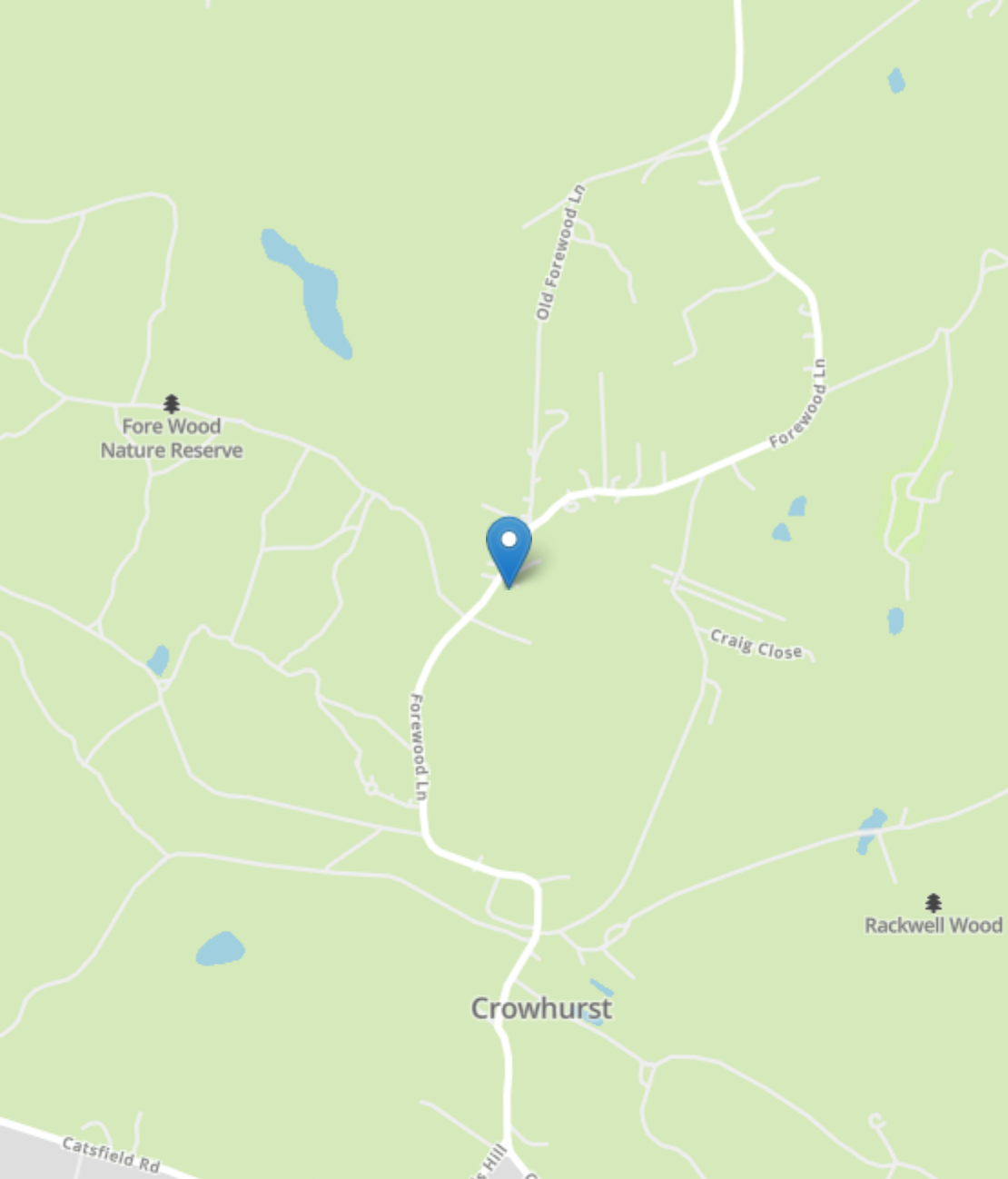
Council Tax Band G

EPC Rating TBC

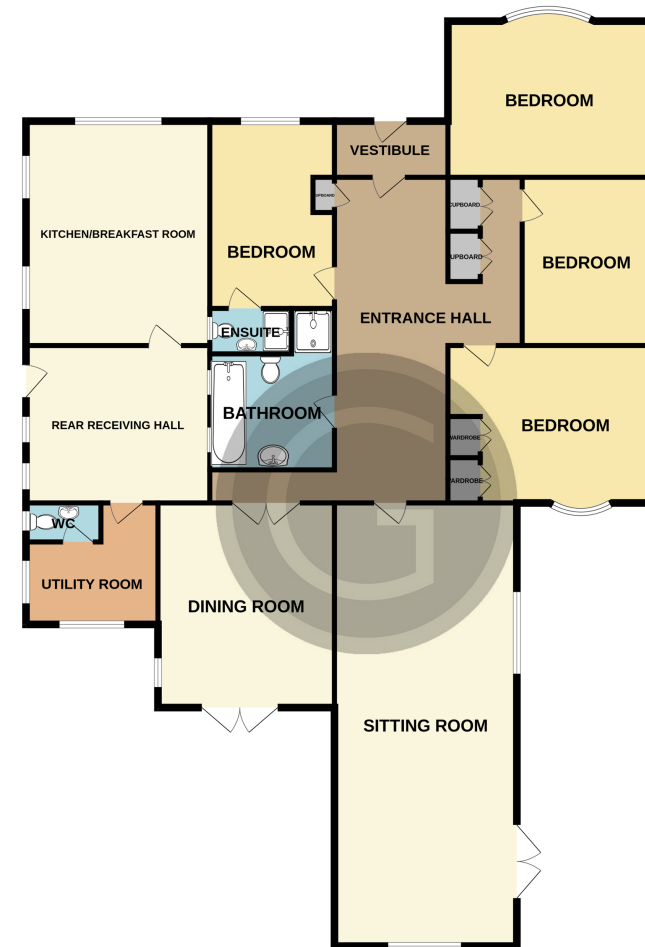
VIEWING ARRANGEMENTS

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.





GROUND FLOOR



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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