

Campbell's Estate Agents
 74 High Street, Battle, East Sussex TN33 0AG
 tel: 01424 774774
 email: info@campbellsproperty.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		40
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



The Sidings, Station Road, Crowhurst, East Sussex TN33 9DB **£550,000 freehold**

Set in a quiet and tucked away location, this spacious detached 3/4 bedroom home is well presented with a large principle living room, a study which could be used as a fourth bedroom, and a large kitchen/breakfast room that opens out onto the garden. The gardens are mature and established offering a good deal of privacy and the whole is located a short walk from Crowhurst station.

Detached House 3/4 Bedrooms Established Gardens Parking
 Popular Village Location Close to Station

Description

A well planned and spacious detached 3/4 bedroom home that occupies established gardens that provide a good deal of privacy all just moments from Crowhurst station. Viewing is highly recommended to appreciate this well presented family home that offers generous principle reception room and Bespoke kitchen that opens into a large dining area which also takes in views of the garden. There is a study to the ground floor that could also be used as a fourth bedroom, whilst to the first floor are three generous bedrooms, one with an en-suite, and a luxurious family bathroom. The established gardens wrap around the property and rise up to Station Road where it is thought there is potential to create additional parking, subject to any necessary consent.

NOTE. There is a private road that leads to an area of parking and we understand the maintenance is shared between both properties.

Directions

From Crowhurst station proceed down Station Road and the drive to the property will be found along on the right hand side, indicated by our For Sale board.

What3Words:///tractor:help:noun

THE ACCOMMODATION COMPRISES

A covered porch with door to

ENTRANCE HALL

with understairs cupboard, oak flooring.

CLOAKROOM

with obscured window to front and fitted with a white low level wc, vanity sink unit with mixer tap.

LIVING/DINING ROOM

22' 9" x 16' 0" (6.93m x 4.88m) narrowing to 13' a double aspect room with sliding doors to patio and garden, oak flooring throughout and stairs rising to the first floor landing. Glazed doors open to



STUDY

16' 1" x 8' 3" (4.90m x 2.51m) with window to front and glazed door to side.



KITCHEN/BREAKFAST ROOM

22' 8" x 11' 7" (6.91m x 3.53m) with two sets of glazed doors opening onto the patio and garden, Velux window, tiled flooring and fitted with a comprehensive range of kitchen cabinets incorporating cupboards and drawers arranged around a centre island with a double oven and good area of hardwood working surface incorporating a 4 ring hob and a 1 1/2 bowl enamel sink with mixer tap. The kitchen open into an additional KITCHEN PREPARATION AREA 9' 4" x 7' 10" (2.84m x 2.39m) with a further range of cupboards and drawers, spaces and plumbing for appliances and a working surface incorporating a 1 1/2 bowl enamel sink with mixer tap.

UTILITY AREA

9' 4" x 5' 4" (2.84m x 1.63m) including a cupboard housing the boiler, door to covered rear porch, spaces and plumbing for appliances and ample shelving.

FIRST FLOOR LANDING

with window to side, eaves storage and loft access.

BEDROOM

11' 8" x 8' 5" (3.56m x 2.57m) with window to side.

BEDROOM

13' 10" x 11' 1" (4.22m x 3.38m) with window to side, recessed hanging and shelving.



BEDROOM

13' 0" x 11' 3" (3.96m x 3.43m) with window to side and door to

EN-SUITE

7' 7" x 4' 2" (2.31m x 1.27m) with tiled floor and walls, corner wc, vanity unit with circular bowl and mixer tap, glazed shower with tiled enclosure.

FAMILY BATHROOM

7' 5" x 7' 3" (2.26m x 2.21m) with obscured window to side, tiled floor, part panelled walls and fitted with a free standing bath with centre taps, heated towel rail, concealed cistern wc and ceramic glazed sink with mixer tap.



OUTSIDE

To the front is an area of parking and the gardens wrap around each side of the property. To one side is an area of lawn with 2 timber sheds. A paved patio extends across the back of the house and looks out over the gardens which provide an area of lawn which falls away to a pond with fencing and planted borders. To the other side the gardens rise up with established borders fronting Station Road where there is potential to create additional off road parking.



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.