

Campbell's Estate Agents
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14 Blacksmiths Field, Crowhurst, East Sussex TN33 9AX **£400,000 freehold**

An attractive three bedroom semi-detached property in a peaceful rural location with countryside views and close to the mainline station.

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|--------------------|--------------|--------------------------|-------------------|
| Semi-Detached Home | 3 Bedrooms | Central village location | Countryside Views |
| Air Source Heating | Solar Panels | | |

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Description

Tucked away in an elevated location in the centre of the village of Crowhurst this attractive semi-detached cottage offers well presented and spacious accommodation over three floors. The main living space, which centres around a working log burner, incorporates the kitchen and dining area and is an inviting space ideal for family living. To the first floor are two generous double bedrooms, the larger of which enjoys far reaching views across the adjoining countryside, as well as a family bathroom with an impressive roll top bath. An additional staircase gives access to the second floor where there is a large double bedroom, which would also make an ideal home office. Outside the property enjoys a large area of front garden which is currently used as a highly productive herb, fruit and vegetable garden. A side access leads to the rear cottage style garden which backs onto woodland and offers a good degree of privacy.

The property occupies a central village location within walking distance of the recreation ground and the pub. Crowhurst conveniently has a mainline station with services to London Charing Cross and the coast at Hastings and St Leonards, with many high street shops and supermarkets. A more comprehensive range of amenities can be found at nearby Battle with its attractive High Street of independently owned shops, pubs and restaurants. The area is very well served for schools, both comprehensive and private at primary and second school levels and many recreational facilities.

Directions

From Battle High Street proceed in a southerly direction along Hastings Road, after some distance turn right by Crowhurst Park into Telham Lane and continue along into the centre of Crowhurst, passing The Plough and recreation ground. Shortly after the recreation ground is a parking area at Sampsons Lane, which it is recommended you park and proceed on foot along the footpath between the adjacent properties into Blacksmiths Field and the property will be found along on the right hand side.
What3Words:///dangerously.shun.stood

THE ACCOMMODATION

With approximate dimensions, is approached via steps up to front door into

ENTRANCE HALL

With turned staircase giving access to the first floor landing, window to the side of the property, door into

OPEN PLAN KITCHEN/LIVING/DINING ROOM

20' 7" x 17' 9" (6.27m x 5.41m) max, a double aspect room with windows to the front with pleasant countryside views, and two windows and door to the rear. The room is centered around a working log burner with brick surround and hearth, television aerial point, laminate flooring. The kitchen comprises of a variety of wall and base mounted units incorporating cupboards and drawers, granite effect work surface with tiled splash back surround, one and a half bowl stainless steel sink drainer unit with mixer tap, four ring ceramic hob with extractor hood over, integrated electric oven and grill, space for washing machine and dishwasher, breakfast bar, door into rear garden. There is a large under stairs storage cupboard which is currently utilised as a pantry which has a window to the side of the property.

FIRST FLOOR LANDING

With two windows to the side and window to the front with pleasant countryside views.

BEDROOM ONE

11' 5" x 8' 9" (3.48m x 2.67m) Window to the front of the property, exposed floorboards, recessed lighting to ceiling, telephone point.



BEDROOM TWO

11' 6" x 9' 0" (3.51m x 2.74m) Window to the rear of the property, recessed lighting to ceiling, exposed floorboards.

BATHROOM

8' 6" x 8' 4" (2.59m x 2.54m) Window to the rear of the property, recessed lighting to ceiling, roll top bath with chrome claw feet and Victorian style tap fitting, pedestal wash basin, wc and a large shower unit, partly tiled walls, heated towel rail.

From the first floor landing, a door gives access to an additional staircase leading up to the



SECOND FLOOR BEDROOM

14' 4" x 14' 2" (4.37m x 4.32m) Double aspect with window to the rear, velux window to front, recessed lighting to ceiling, large storage cupboard plus additional eaves storage, television aerial point.

OUTSIDE

There is a large area to the front of the property leading down to Sampsons Lane which is currently a very productive vegetable and herb garden, interspersed with fruit trees. There is a footpath which leads along the front of the property giving access to this property as well as other properties in Blacksmiths Fields. There is a side access into the rear garden, currently terraced and paved with red brick retaining walls, interspersed with mature trees and shrubs with a feature pond, sunbathing and outdoor dining area which backs onto the woodland. There is also a brick outhouse with power.

COUNCIL TAX

Rother District Council
Band C - £2,266.67



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.