

## **Aberdeen House. Cripps**

Staplecross, Robertsbridge, TN32

An attractive double fronted **DETACHED FAMILY HOME positioned** in an IDYLLIC SETTING within the village of Staplecross. It's located just moments from the post office, pub and primary school with local transport links and easy access to Sedlescombe. Battle and Hastings. The charming accommodation here enjoys a bright living space with TWO BAY WINDOWS framing a front aspect and a large INGLENOOK FIREPLACE while the generous EAT-IN KITCHEN spans the rear of the property offering plenty of space for a dining table with a patio doors opening to the rear garden. There is also a HANDY DOWNSTAIRS CLOAKROOM and stairs rising to the first floor from the entrance hall. The upper floor houses FOUR BEDROOMS, three of which are double rooms and the main bedroom features a dressing area and an EN-SUITE SHOWER ROOM. There is also a family bathroom and a large loft space. The rear gardens are a particular feature here, wrapping around the property they create privacy offering an area of lawn bordered with mature flower beds. At the front of the property there is a WALLED GARDEN and a driveway which provides OFF ROAD PARKING FOR MULTIPLE VEHICLES leading to the DETACHED GARAGE.

















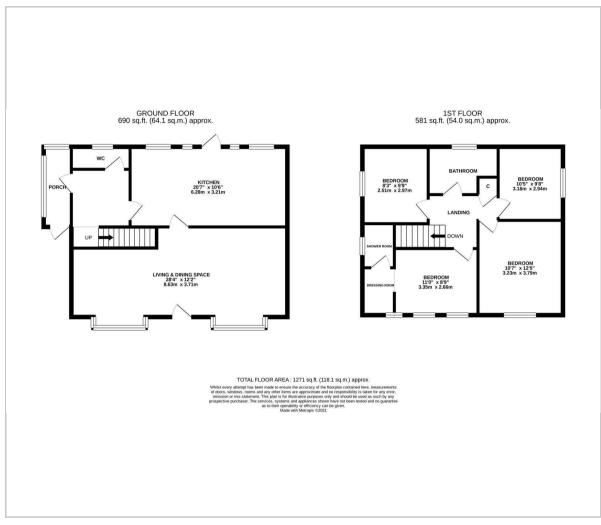








## Floor Plan Area Map



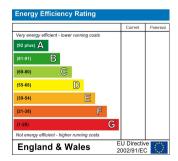
## Viewing

Please contact our Hastings Office on 01424 444700

if you wish to arrange a viewing appointment for this property or require further information.



## **Energy Efficiency Graph**



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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