



PAUL STRIPP
ESTATE AGENT PERSONAL SERVICE
EAST SUSSEX

Church Road, Catsfield, TN33

£675,000

 4  2  3  2227.8 sq ft

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Elegance, functionality, and modern comfort for a growing family! Nestled in a peaceful neighborhood, this exceptional property offers a combination of elegance, functionality, and modern comfort!



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FAST 00000

Key Features

- Double Garage plus Off Street Parking
- 4 Bedrooms
- 4 Reception Rooms
- Garden & Lawn
- Main Bedroom En-suite
- Modern Kitchen with lots of cupboard space
- Outdoor Entertaining area & deck
- Fireplaces & Radiators throughout
- BICs





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LIFT 1000X





Living Room: Step into the inviting living room with carpet and a cozy fireplace. With double aspect windows, natural light floods the room. Radiator.

Office Room: Adjacent to the living room, discover a versatile office space adorned with laminate flooring and a window. This room offering privacy you need for focused work.

Reception Room: From the office room, access the reception area boasting laminate flooring and another radiator. This space connects the various parts of the home while maintaining its own distinct character.

Kitchen: A true culinary haven awaits with a well-appointed kitchen featuring modern units and a striking granite worktop. The vinyl flooring offers both durability and aesthetic appeal. The breakfast bar is perfect for quick meals, while the spacious layout provides ample room for a dining table. Open the doors to the garden for easy outdoor dining and entertainment options.

Utility Room and W/C: Conveniently located, the utility room grants access to the garden and offers ample space for white goods. An adjacent W/C ensures practicality and comfort for both residents and guests.

Main Hallway: Enter the main hallway adorned with chequered floor tiles, setting a classic yet contemporary tone. The wood flooring adds warmth and elegance to this space. The hallway also features a window and a radiator for a balanced environment.

Main reception room and Dining Room: The double aspect allows for an abundance of natural light, and doors into the garden. With a feature fireplace.

Bedrooms: The landing leads to a collection of beautifully appointed bedrooms. The far-left bedroom is a double delight with laminate flooring, a window overlooking the front aspect, and convenient cupboard storage. The second double bedroom, at the back aspect, comes complete with spacious wardrobes, offering both comfort and practicality. The third double bedroom features stylish grey laminate flooring and a view of the front aspect.

Main Bedroom: A spacious main bedroom with a fully tiled en-suite bathroom. Boasting double bowl sinks and a walk-in shower with invigorating power jets.

Garden: The front and side lawns create a welcoming first impression, complemented by a charming vegetable patch. A driveway leads to the double garage, offering both convenience and storage. The rear garden is a haven for relaxation and enjoyment, featuring a delightful pergola, a lush lawn area, and a stylish decking space. Vibrant flowers and shrubs border the garden, enhancing its visual appeal.







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Floor 0



Floor 1

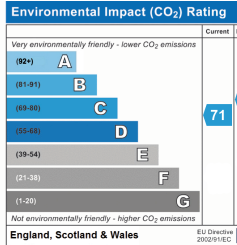
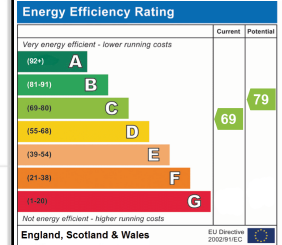


Approximate total area⁽¹⁾
2227.80 ft²
206.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Tenure Type: Freehold
Council Tax Band: E
Council Authority: Rother

