



PAUL STRIPP

Station Road, Crowhurst, TN33  
£550,000

3 2 1523 sq ft

**PAUL STRIPP**  
ESTATE AGENT PERSONAL SERVICE  
EAST SUSSEX



*Chain-free, three-bedroom detached home on a 0.25-acre plot, featuring mature wrap-around gardens. Nestled in a village with direct rail links to London Charing Cross. Includes spacious living areas, a luxurious main bathroom, and a kitchen that opens onto a dining area with a utility room.*



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FAST SUGGEST

# Key Features

- Detached family home with three double bedrooms
- Quarter-acre plot with mature, wrap-around gardens
- Located in a village with direct rail links to London Charing Cross
- Spacious reception hall and separate cloakroom
- Large sitting room with dual aspect views and garden access
- Additional study/playroom with garden access
- Expansive L-shaped kitchen/dining/family room
- Utility room with external access
- Master bedroom with en-suite shower room
- Two additional double bedrooms and a luxurious main bathroom





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Chain-free, three-bedroom detached home on a 0.25-acre plot, featuring mature wrap-around gardens. Nestled in a village with direct rail links to London Charing Cross. Includes spacious living areas, a luxurious main bathroom, and a kitchen that opens onto a dining area with a utility room.



This substantial detached home is tucked away with privacy, sharing a driveway with only one other property. The entrance welcomes you into a hall with wooden flooring, stylish ceiling lighting, and a practical under-stairs storage cupboard. The cloakroom is equipped with a low-level WC and a rectangular wash hand basin set above storage units, complemented by mixer taps and an obscured window for privacy.

The expansive sitting room offers stunning views over the gardens through large windows and sliding doors, which also provide direct garden access. This room features wooden flooring, ceiling lighting, and includes radiators for comfort. Adjacent, a flexible room can serve as a study or playroom, benefiting from external access and front-facing window.

The heart of the home is the L-shaped kitchen/dining/family room which combines cooking, dining, and relaxation areas into a cohesive space. It enjoys views and access to the garden through multiple doors and windows, creating a bright and inviting atmosphere. The kitchen is equipped with base-mounted units, a central island, and integrated appliances including an eye-level oven and electric hob. This area is tiled, making it durable and easy to clean.

Next to the kitchen, the utility room provides external access, additional space for laundry appliances, and extra storage options.

On the first floor, the landing leads to three bedrooms and includes a window, ceiling lighting, and access to an eaves storage cupboard. The master bedroom enjoys views of the property's side, includes built-in wardrobes, and an en-suite with a rainfall shower and bespoke fittings. The other two bedrooms are well-sized, each equipped with windows, ceiling lighting, and radiators.

The family bathroom is a luxurious space with a double-ended freestanding bath, a bespoke vanity unit, and decorative tiling, complemented by natural light from the side window.

#### External Features:

The extensive gardens wrap around the property, providing privacy and various recreational spaces. The rear garden is primarily laid to lawn and leads to a natural spring-fed pond with a paved seating area, while additional decking adjacent to the rear offers further relaxation spaces.

Crowhurst is a village in East Sussex, known for its historical significance and rural setting. The village offers essential amenities and is close to good schools in the nearby area. It is conveniently located a short drive from the larger towns of Battle and Bexhill, which provide a wider range of services and shopping options. Hastings, approximately six miles away, and nearby beaches are easily accessible. Crowhurst is well-connected by transport, making it suitable for commuters.

Council tax band F





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LIFE SUCCESS



Floor 0



Floor 1

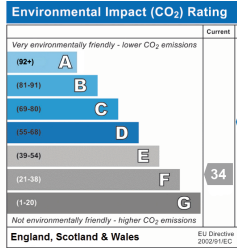
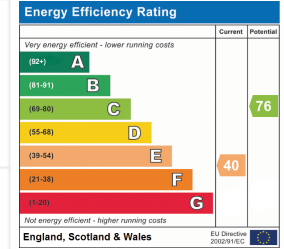


Approximate total area<sup>(1)</sup>  
1523.05 ft<sup>2</sup>  
141.5 m<sup>2</sup>

(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:  
Council Authority:

