



Sunnyside Eight Acre Lane, Three Oaks, TN35 4NL

AN EXTENDED THREE BEDROOM, TWO RECEPTION ROOM SEMI-DETACHED HOUSE OCCUPYING A THREE QUARTERS OF AN ACRE PLOT WITHIN THIS SOUGHT AFTER SEMI-RURAL LOCATION AND WITH THE ADDED BENEFIT OF AN ESTABLISHED FRUIT & VEGETABLE PRODUCING GARDEN, SOLAR PANELS AND BATTERIES AS WELL AS THE OPTION TO BUY A SEPARATE SELF CONTAINED TWO BEDROOMED HOLIDAY APARTMENT (THE STUDIO) WITH PARKING, TOGETHER PROVIDING AN IDEAL HOME & INCOME OPPORTUNITY.

This stunning bay fronted property provides deceptive and versatile accommodation over three floors to include a downstairs cloakroom/w.c., a bay fronted living room, a 20'1 x 11'11 dining room (both reception rooms with wood burning stoves) and a modern fitted kitchen. To the first floor, there are two double bedrooms and a family bath/shower room as well as an 18'8 x 13'0 2nd floor third bedroom. The large rear gardens are a particular feature and include a raised formal patio & lawned area including a 12' x 8' Home Office. Furthermore, there are established fruit & vegetable gardens with polytunnels, a greenhouse, asparagus beds, commercial water butts and garden sheds. In addition, there is the option to purchase a separate 650sq ft. two double bedroom Studio on the opposite side of the lane with parking which is considered perfect for guest or holiday let accommodation.

The house and its gardens are situated in the popular village of Three Oaks close to local countryside walks, a village pub and it also has far reaching views. Three Oaks railway station is close by providing a regular service, connecting to Hastings & Rye. This is a wonderful home, income and lifestyle opportunity and viewing is encouraged with the owners Sole agent, Charles & Co.

Offers in excess of £500,000

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- Excellent Home & Income Opportunity
- Three Bedroom Semi Detached House
- Solar Panels & Batteries
- Early Viewing Considered Essential
- Favoured Village Location
- Large Plot of approx. $\frac{3}{4}$ of an Acre
- Insulated Garden Office with Wi-Fi
- Close to Three Oaks Railway
- Extensive Countryside Views
- Option to Buy the Two Bedroom Studio

Entrance Porch

Entrance Hall

Downstairs Cloakroom/W.C

Living Room

13'11 x 12'11 (4.24m x 3.94m)

Dining Room

20'1 x 11'11 (6.12m x 3.63m)

Kitchen

16'9 x 12'9 max (5.11m x 3.89m max)

First Floor Landing

Bedroom One

13'4 x 12'7 (4.06m x 3.84m)

Bedroom Two

11'2 x 10'9 (3.40m x 3.28m)

Family Bath/Shower Room

7'10 x 7'10 (2.39m x 2.39m)

Inner Landing

Second Floor

Bedroom Three

18'8 x 12'11 (5.69m x 3.94m)

Outside

Front Garden

Rear Garden

200'0 approx (60.96m approx)

Additional Option To Buy

The Studio

Open Plan Living Room/Kitchen

25'11 x 12'5 (7.90m x 3.78m)

Bedroom One

10'3 x 10'0 (3.12m x 3.05m)

Bedroom Two

10'3 x 10'0 (3.12m x 3.05m)

Shower Room/W.C.

Outside

Driveway

Rear Patio Area





Floor Plan



TOTAL FLOOR AREA: 1396sq.ft. (129.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		94
	(81-91) B	88	
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	