



Silverhill

Hurst Green, East Sussex, TN19 7QB

Guide price £500,000 Freehold

Wyatt
Hughes

SILVERHILL, HURST GREEN, EAST SUSSEX, TN19 7QB

GUIDE PRICE £500,000 FREEHOLD

GUIDE PRICE £500,000 - £525,000

This well-arranged three-bedroom semi-detached home situated on the outskirts of Hurst Green, offering a nicely balanced layout and a standout garden with countryside views.. There's a block-paved driveway at the front with an integral garage alongside, providing parking and storage flexibility.

Inside, the ground floor includes a good-sized living room with a traditional fireplace and bay window, giving a calm, homely feel. A separate kitchen opens through to the dining area at the rear, with views out to the garden. There's also a handy utility room and a downstairs W.C., giving the layout practical flow for day-to-day living.

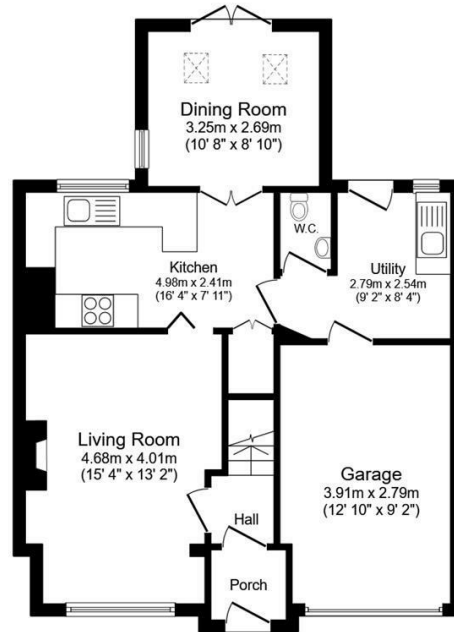
Upstairs, there are three bedrooms in total. Bedroom one is positioned to the rear and benefits from a walk-in wardrobe/dressing area that could easily be adapted into an en suite, if desired. The other two bedrooms are a comfortable size and sit near the family bathroom, which has both a corner bath and separate shower.

The rear garden is a real feature — thoughtfully designed with multiple seating areas, colourful planting, and a lovely sense of privacy. There's a covered bar area and space for entertaining, along with a well-kept lawn and mature borders that make the most of the outdoor setting.

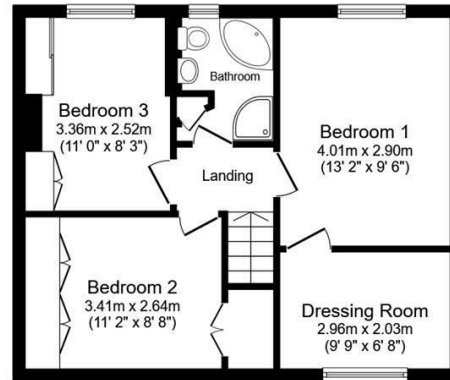
Set in a tucked-away part of Silverhill, the house feels nicely connected while still being private. The layout works well for a range of buyers, and the garden offers something beyond the ordinary.

• Three Bedrooms • Semi Detached • Driveway • Integral Garage • Rear Gardens • Electric heating • Mains Electrics, Water & Sewerage • Council Tax Band C • EPC TBC





Ground Floor
Floor area 60.9 sq.m. (656 sq.ft.)



First Floor
Floor area 44.8 sq.m. (482 sq.ft.)

Total floor area: 105.7 sq.m. (1,138 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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