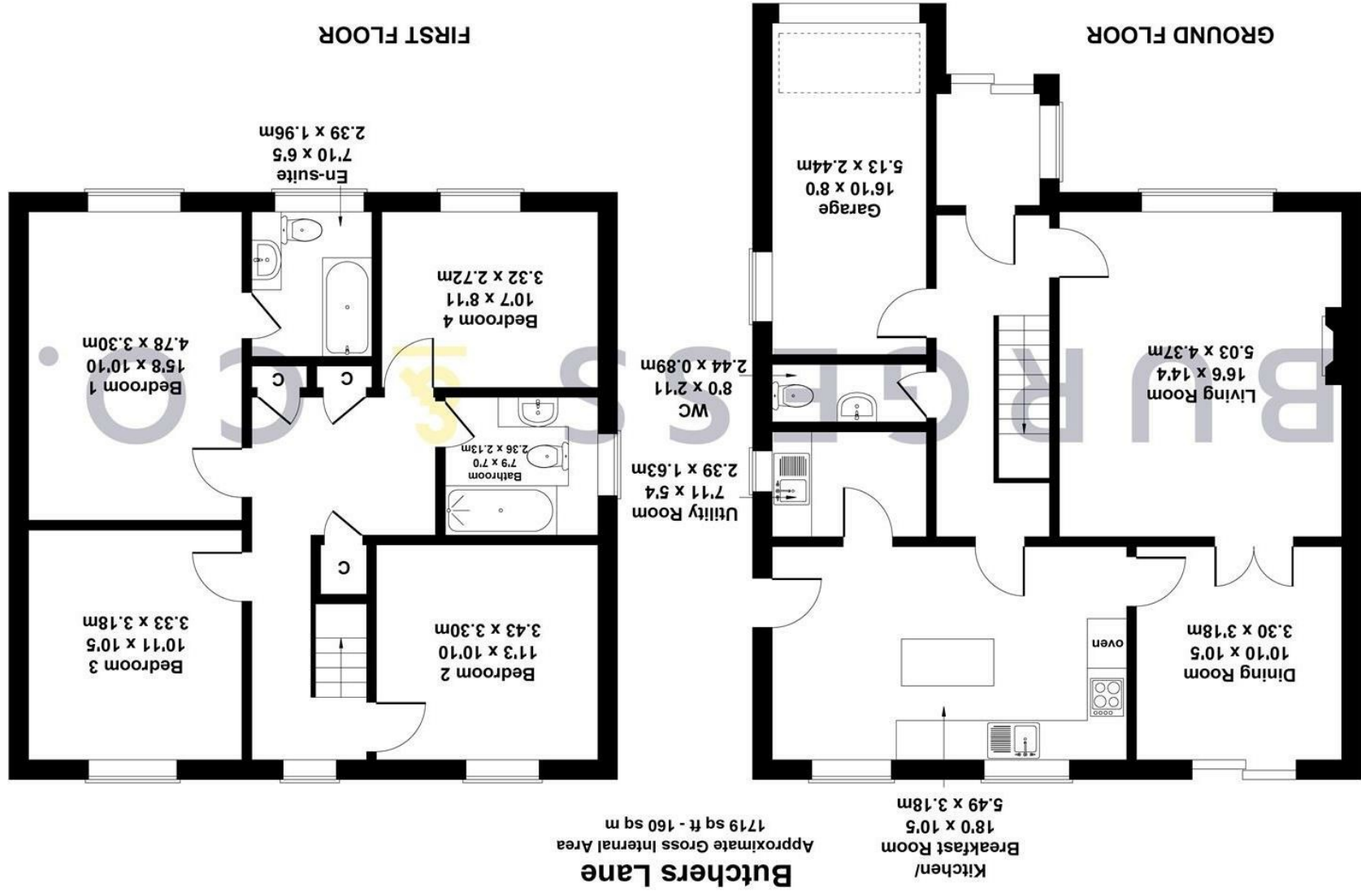




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**BURGESS & CO.** • Spring Cottage, Butchers Lane, Three Oaks, TN35 4NH  
01424 222255

Offers In Excess Of  
£600,000 Freehold



01424 222255

Burgess & Co are delighted to be marketing this bright and spacious detached house, located in a sought after semi-rural location of Three Oaks with its local pub and access to mainline railway station. Ore Village is under 2.5 miles away with its amenities, and shops. The Historic town of Hastings is under 4 miles away with an array of shopping facilities, restaurants, and sea front. The accommodation is arranged to provide an entrance hall, a living room, a dining room, a kitchen/breakfast room, a utility room and a cloakroom to the ground floor. To the first floor there are four double bedrooms, one with an en-suite bathroom, and a family bathroom. The property benefits from double glazing, gas central heating, off road parking, a garage and an enclosed rear garden backing onto fields. Viewing is highly recommended to not only appreciate the location, but also all that this property offers.

**Porch**

With Karndean flooring, inset spotlights, double glazed frosted window & door to

**Entrance Hall**

With radiator, stairs to first floor, door to Garage.

**Downstairs W.C**

8'0 x 2'11

Comprising low level w.c, wash hand basin, radiator, double glazed frosted window to the side.

**Living Room**

16'6 x 14'4

With two radiators, feature electric fire, double glazed bay window to the front, double glazed window to the side, double glazed double doors to

**Dining Room**

10'10 x 10'5

With radiator, double glazed sliding door to the rear, door to

**Kitchen/Breakfast Room**

18'0 x 10'5

Comprising matching range of wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, fitted gas hob, fitted eye level double oven, space for dishwasher, island for storage, space for table, two double glazed windows to the rear, double glazed frosted door to the side. Door to

**Utility Room**

7'11 x 5'4

Comprising wall & base units, worksurface, space for fridge/freezer, space & plumbing for washing machine, double glazed window to the side.

**First Floor Landing**

With radiator, storage cupboards, airing cupboard, access to loft via ladder being boarded with double glazed Velux window, double glazed window.

**Bedroom One**

15'8 x 10'10

With radiator, fitted wardrobes & dresser, double glazed window to the rear, door to

**En-suite Bathroom**

7'10 x 6'5

Comprising bath with shower over, bidet, low level w.c, vanity unit with inset wash hand basin, LED mirror, heated towel radiator, partly tiled walls, double glazed frosted window to the rear.

**Bedroom Two**

11'3 x 10'10

With radiator, double glazed window to the front.

**Bedroom Three**

10'11 x 10'5

With radiator, double glazed window to the rear.

**Bedroom Four**

10'7 x 8'11

With radiator, double glazed window to the front.

**Family Bathroom**

7'9 x 7'0

Comprising bath with shower over, vanity unit with inset wash hand basin & further storage, low level w.c, partly tiled walls, heated towel radiator, LED mirror, double glazed frosted window to the side.

**Outside**

To the front there is a block paved driveway providing off road parking, leading to a garage, an area of lawn, a courtyard area, flowerbeds and access to both sides. To the rear there is a tiered patio garden with fish pond, flowerbeds housing mature plants & shrubs, a garden shed, hedges,

lighting, pergola and gate to the rear with pathway providing access to the field behind.

**Garage**

16'10 x 8'0

With electric up & over door, light & power connected.

**NB**

Council tax band: E

