

**RUSH
WITT &
WILSON**



**3 Three Oaks Cottages Butchers Lane, Three Oaks, East Sussex TN35 4NG
Guide Price £289,995**

Rush Witt & Wilson are pleased to offer this delightful character cottage that has been sympathetically refurbished by the current owner combining period and contemporary features which result in a wonderfully presented property.

Set in a village location within walking distance of the train station and Three Oaks public house, the property sits in a cul-de-sac and offers off-road parking to the front.

Internally the property comprises of an entrance lobby, living room to the front with exposed brick feature fireplace, kitchen with contemporary base and eye level units & integrated appliances, and access to the rear garden.

Upstairs you will find two bedrooms front and rear and a re-fitted modern family bathroom. Outside the property benefits from a brick paved drive to the front and a rear garden with paved patio area leading to the lawn.

This is a stunning property and viewings are highly recommended.

Locality

The property is situated within the hamlet of Three Oaks, between the Ancient Cinque Port town of Rye and historic coastal town of Hastings. Within the village there is a public house/restaurant and railway station.

The A259 is readily accessible giving access to neighbouring towns and further shopping, sporting and recreational amenities.

Beautiful undulating countryside surrounds the village whilst a short drive away at Fairlight there is a 600 acre country park and at Winchelsea Beach access to miles of open shingle beach which forms part of the stunning coast line of the Rye Bay.

Porch

4'1" x 3'7" (1.264 x 1.102)

Double aspect leading into -

Living Room

11'3" x 11'0" (3.437 x 3.358)

Window to front, exposed brick chimney. Ceiling Spotlights

Kitchen

11'3" x 9'2" (3.443 x 2.814)

Light-coloured modern base and eye level units comprising cupboard space and built in dishwasher, washing machine, tumble dryer, fridge, freezer, double oven, induction hob, extractor over, gas boiler, sink with window over and door leading out to garden. Ceiling spotlights, Stairs rising to-

Bedroom one

11'3" x 8'0" (3.439 x 2.442)

Window to front

Bedroom two

6'6" x 6'0" (1.989 x 1.839)

Window to rear

Bathroom

9'0" x 4'10" (2.765 x 1.498)

Window to rear, bath, shower over, toilet, basin and heated towel rail.

Garden

Hardstanding patio area, path leading down to garden shed and an area of lawn.

Parking

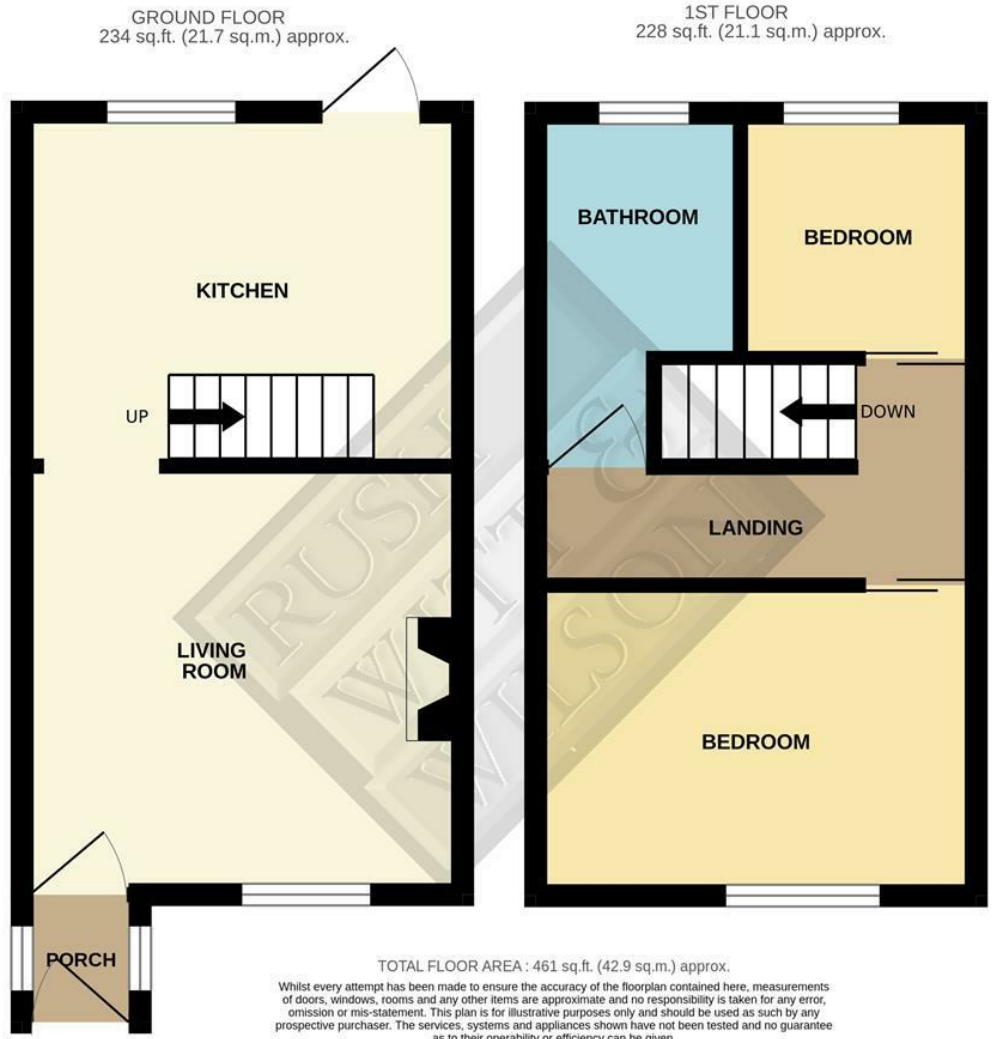
Drive for off road parking to front of the property

Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax band C



Energy Efficiency Rating	
Current	Potential
	100
	78
<small>Very energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
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