

**RUSH
WITT &
WILSON**



**The Sidings, Station Road, Crowhurst, East Sussex TN33 9DB
£575,000**

This deceptively spacious detached family home is situated in 0.25 acres of mature wrap around gardens and is ideally located within this sought after village close to the mainline station with a convenient link to London Charing Cross and the coast, excellent village school, whilst also being in Claverham school catchment area.

Tucked away with just one other property within private well established and sizable gardens. The generously proportioned accommodation comprises a reception hall, cloakroom, sitting room with dual aspect over looking the garden, study/playroom, dual aspect kitchen/dining/family room and utility room. to the first floor there are three double bedrooms, a luxuriously appointed bathroom and en-suite shower room. A viewing is highly recommend to full appreciated everything this property has to offer.



Property approached via the driveway with a covered entrance leading to a wooden and glazed door into:-

Entrance Hall

Wooden flooring, ceiling lighting, single radiator and under stairs storage cupboard.

Cloakroom

Fitted with a low level w/c, rectangular wash hand basin with mixer tap and storage beneath, ceiling lighting and obscured wooden glazed window to front aspect.

Sitting Room

22'11 x 16'1 (6.99m x 4.90m)

This light and airy room enjoys a stunning outlook over the gardens via two large windows and a set of sliding wooded glazed doors, wooden flooring, two radiators and ceiling lighting.

Wooden and glazed double doors leading into:-

Study/Playroom

16'10 x 8'3 (5.13m x 2.51m)

Stable style wooden and glazed door with side garden access, wall mounted lighting and window to front aspect.

Doorway leading back off the sitting room into:-

Kitchen/Dining/Family Room

22'9 x 19'11 reducing to 11'7 (6.93m x 6.07m reducing to 3.53m)

Forming an 'L' shape and arranged to provide a kitchen, dining area and family seating space enjoying a dual aspect to the front via a double glazed window and to the rear via two sets of double wooden glazed doors with garden access and a further Velux window. The kitchen is fitted with base mounted units with a work surface over, attractive tiled surround 1/2 bowl ceramic separate sinks with mixer tap, further 1 1/2 bowl ceramic sink with drainer and mixer tap, integral eye level oven and grill and four ring electric hob, space for fridge/freezer and dishwasher. Central island with wooden work surface and cupboard and drawers beneath, tiled flooring through-out, ceiling and wall mounted lighting and two radiators.

Wooden glazed door leading into:-

Utility Room

Wooden and glazed door with front access, window to front and side aspect, space for washing machine with work surface over and with open shelving, tiled floor, ceiling lighting and cupboard housing central heating boiler.

First Floor

Landing

Wooden glazed window to front aspect, ceiling lighting, eaves storage cupboard and loft hatch access.

Bedroom One

11'3 x 12'11 (3.43m x 3.94m)

Double glazed window to side aspect, ceiling lighting, built-in wardrobe and double radiator.

En-suite Shower Room

Fitted with a fixed screen shower with hand held attachment and fixed rainfall shower head, low level w/c, bespoke circular corner wash hand basin with mixer tap, partially tiled walls, tiled walls, heated towel rail, ceiling lighting and obscured glazed window to side aspect.

Bedroom Two

15'11 x 11'1 (4.85m x 3.38m)

Double glazed window to side aspect, ceiling lighting, open fronted wardrobes and radiator.

Bedroom Three

11'8 x 8'5 (3.56m x 2.57m)

Double glazed window to side aspect, ceiling lighting and double radiator.

Bathroom

The stunning bathroom is appointed with a oval double ended freestanding bath with mixer tap and shower attachment, concealed low level w.c, bespoke vanity unit with decorative circular wash basin and mixer tap, tiled floor, ceiling lighting and window to side aspect.

Outside

Gardens

The deceptively large and well established gardens wrap around the property providing an excellent degree of privacy. The rear and one side is arranged to a level lawn which leads with a pathway down to a natural spring feed

pond with a paved seating area, further decked seating area adjacent to the rear of the property, space for timber shed and store area. To the other side there is a gently sloping mature borders that lead to a lightly wooded area with steps to the side.

Parking

There is a shared driveway leading to a private parking area.

Agents Notes

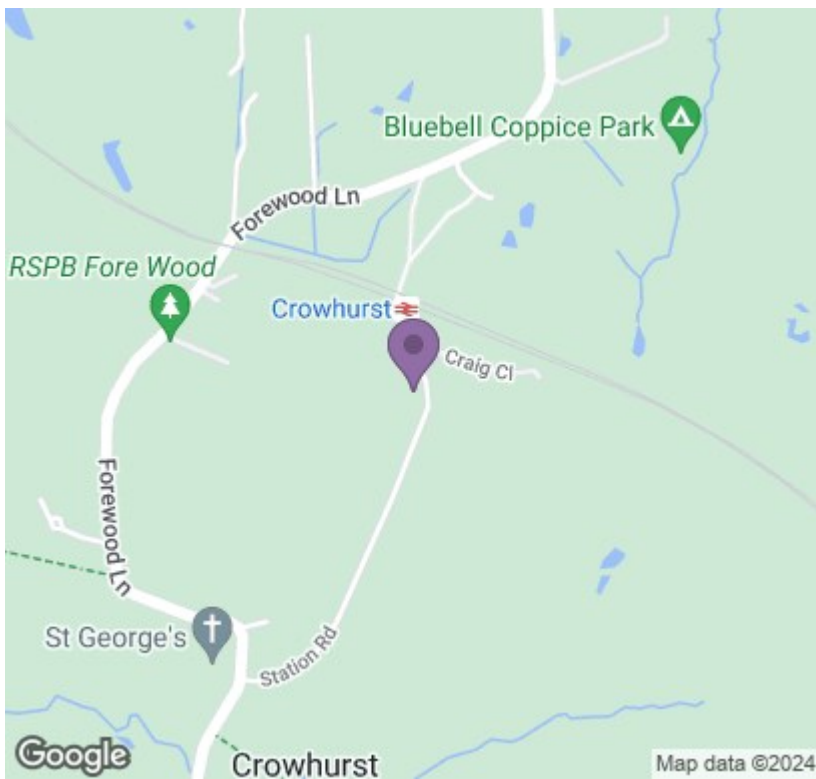
None of the services or appliances mentioned in these sale particulars have been tested.

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 F







TOTAL FLOOR AREA: 1516 sq. ft. (140.8 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The electrical, 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	40	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



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