

**RUSH  
WITT &  
WILSON**



**The Stacks Sandrock Hill, Crowhurst, East Sussex TN33 9AY  
£415,000**



**Rush Witt & Wilson are proud to present to the market this well presented and spacious semi detached bungalow. It sits within a generous plot set back from the road, which also provides a south facing aspect to the rear and nice views. Positioned within the heart of Crowhurst village, which benefits from a mainline railway station, excellent village school and local inn.**

**Internally the property features a versatile layout which has previously been used to accommodate three bedrooms, but also features a generous living room with log burning stove, kitchen breakfast room and recently fitted ground floor shower room.**

**Externally the property benefits from a generous garden to the rear, side and front with the added benefit of a garage en bloc and large outbuilding/workshop.**

**An internal viewing is highly recommended via appointed sole agents, Rush Witt & Wilson.**





Property approached via gated pathway to covered entrance with exterior lighting.

Recently fitted Composite door leading into:

#### **Entrance Hall**

Double radiator, ceiling lighting and built-in cupboard.

Stairs leading to the first floor and doors leading to the following:

#### **Sitting Room**

17'4" x 11'0" (5.28m x 3.35m)

Double glazed windows enjoying an aspect over the front garden, double radiator, laminate flooring, ceiling lighting and fireplace with tiled hearth, wooden surround and mantle housing multi fueled stove.

#### **Kitchen/Breakfast Room**

15'4" x 8'8" (4.67m x 2.64m)

Fitted with a matching range of wall and base mounted units with work surface over and 1 1/2 bowl stainless steel sink with drainer and mixer tap, tiled surround, integral oven with four ring hob and stainless steel cooker hood over, space for washing machine, tumble dryer and fridge/freezer, double glazed window to rear garden aspect and double glazed doors with garden access, ceiling lighting, double radiator and space for dining table.

#### **Bedroom Two/Dining Room**

10'2" x 11" (3.10m x 3.35m)

This room is currently used as a dining room, however has been used as a bedroom previously. Consisting of, double glazed window to rear aspect, ceiling lighting and double radiator.

#### **Bedroom Three**

10'2" x 10'2" (3.10m x 3.10m)

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

#### **Bathroom**

Double glazed opaque window to the side aspect, Large double width shower enclosure with fixed rainfall shower attachment, feature vanity unit with wash hand basin and mixer tap, extractor fan, low level w/c, chrome heated towel rail and vinyl flooring.

#### **First Floor**

##### **Landing**

Staircase leading to landing with double glazed window to rear aspect and doorway leading into:-

##### **Bedroom One**

10'2" x 9'7" (3.10 x 2.92)

Double glazed window to rear garden aspect with rural views, double radiator, ceiling lighting, walk-in wardrobe with hanging rails, shelving lighting and further access to eaves storage space, further built-in cupboard and access to eaves space.

Door leading through into:

##### **En-suite Bathroom**

Fitted with a white suite comprising a low level w/c, pedestal hand basin with hot and cold taps, paneled bath with hot and cold taps and separate electric shower, tiled floor, partially tiled walls, ceiling lighting, chrome heated towel rail and extractor.

##### **Outside**

#### **Rear Garden**

Fence enclosed with rear and side gated access, raised decked seating area adjacent to the rear of the property making an ideal spot for outdoor entertaining.

Steps lead down onto a principally lawned garden with paved pathway, the garden wraps around the property to the side, providing further usable area housing a timber shed.

To the rear of the garden a large timber workshop with light and power.

#### **Front Garden**

The well maintained front garden comprises of a lawned area and a number of raised flower and shrub planted borders, fence enclosed and with gated side access to the rear garden.

#### **Garage/Parking**

There is a single garage en-bloc and to the front an area of parking used by the owners 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.









GROUND FLOOR

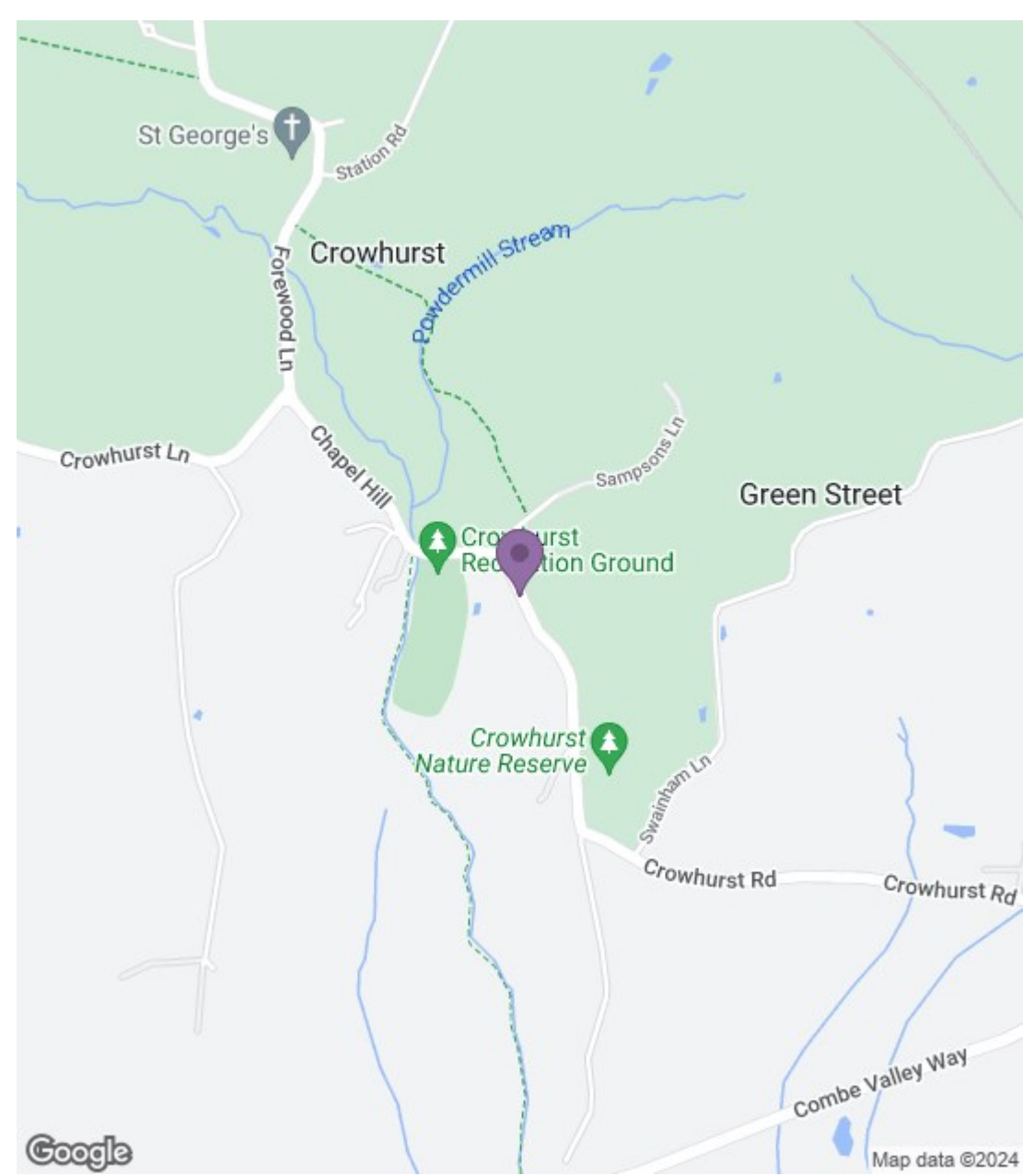


ROOF ROOMS



While every attempt has been made to ensure the accuracy of the floor plan 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			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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