

**RUSH
WITT &
WILSON**



**34 Cricketers Field, Staplecross, East Sussex TN32 5QQ
Offers In Excess Of £300,000**

Rush, Witt & Wilson are delighted to offer for sale this three bedroom family home, with beautiful views over the adjoining countryside, in the sought after village of Staplecross.

The accommodation comprises on the ground floor, entrance porch, entrance hallway, L-shaped lounge/diner, kitchen and adjoining utility room. To the first floor, there are three well appointed bedrooms with a family shower room.

Externally, the property benefits from off road parking for multiple vehicles to the front. To the rear, there is a primarily decked rear garden with steps down to an additional area of garden, both of which benefit from the aforementioned beautiful views over rolling countryside.

To arrange to view, please contact our Battle office on 01424 774440.



Entrance Porch

6'22 x 3'16 (1.83m x 0.91m)

Accessed via double glazed door. Tiled flooring, double glazed windows to front and side. Double glazed door to:

Entrance Hallway

Wood effect laminate flooring, carpeted stairs rising to the first floor, meter cupboard, understairs storage space. Access to kitchen and:

L-Shaped Lounge/Diner**Living Area**

14'63 x 11'76 (4.27m x 3.35m)

Continuation of wood effect laminate flooring, double glazed window to front, radiator.

Dining Area

9'06 x 9'62 (2.90m x 2.74m)

Continuation of wood effect laminate flooring, serving hatch to kitchen, radiator, space for dining table, double glazed doors flanked by double glazed full length windows leading to rear garden.

Kitchen

11'07 x 9'14 (3.53m x 2.74m)

Benefitting from underfloor heating beneath a tiled floor, range of matching wall and base units, built-in dishwasher, built-in electric job with cooker hood over, built-in double oven, stainless steel sink with side drainer, double glazed window to rear overlooking the garden, serving hatch to dining space. Access to:

Utility Room

15'31 x 4'93 (4.57m x 1.22m)

Benefitting from underfloor heating beneath a tiled floor, range of matching wall and base units, space and plumbing for washing machine, space and plumbing for tumble dryer, double glazed door to side leading onto the garden, double glazed window to side, cupboard housing boiler, space for freestanding fridge freezer.

First Floor**First Floor Landing**

Accessed via carpeted stairs. Continuation of carpet, loft hatch. Doors off to the following:

Bedroom One

11'92 x 10'98 (3.35m x 3.05m)

Carpet as laid, double glazed window to front, radiator.

Bedroom Two

13'03 x 9'33 (4.04m x 2.74m)

Carpet as laid, double glazed window to rear with countryside views, storage cupboard with hanging rail and shelving, radiator.

Bedroom Three

8'85 x 9'88 narrowing to 6'92 (2.44m x 2.74m narrowing to 1.83m)

Carpet as laid, double glazed window to front, over stairs storage cupboard, radiator.

Shower Room

7'85 x 5'4 (2.13m x 1.63m)

Benefitting from underfloor heating beneath a tiled floor, large shower enclosure with shower head over and separate shower spray attachment, low level WC, pedestal wash hand basin, double glazed frosted window to rear, heated towel rail, extractor fan, airing cupboard housing hot water tank and shelving.

Rear Garden

Large decked area, perfect for alfresco dining with stunning views over country fields. Steps down to a patio area with space for shed and rear access.

Off Road Parking

Block paved driveway to the front suitable for parking multiple vehicles.

Agents Note

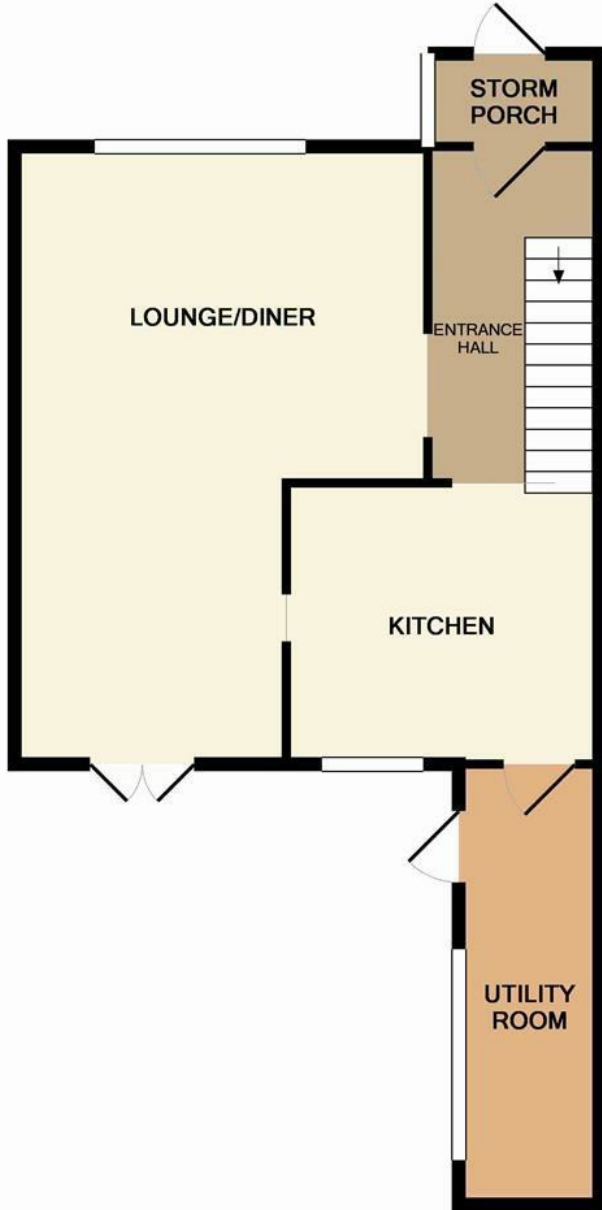
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given

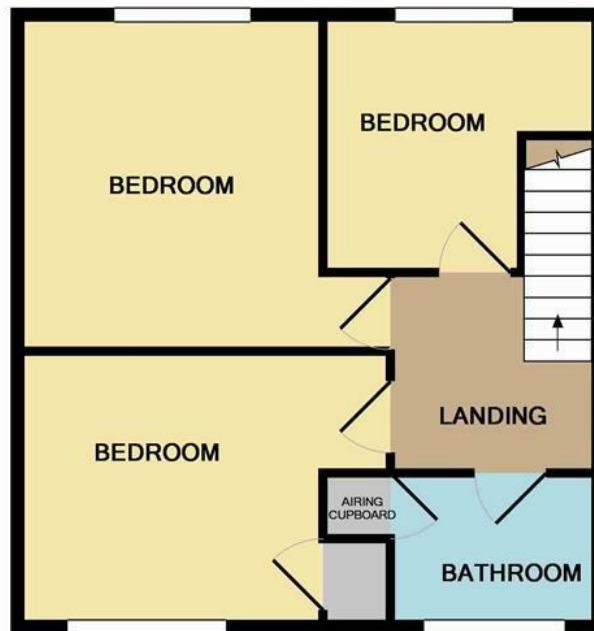
for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax: Band C





GROUND FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M.)

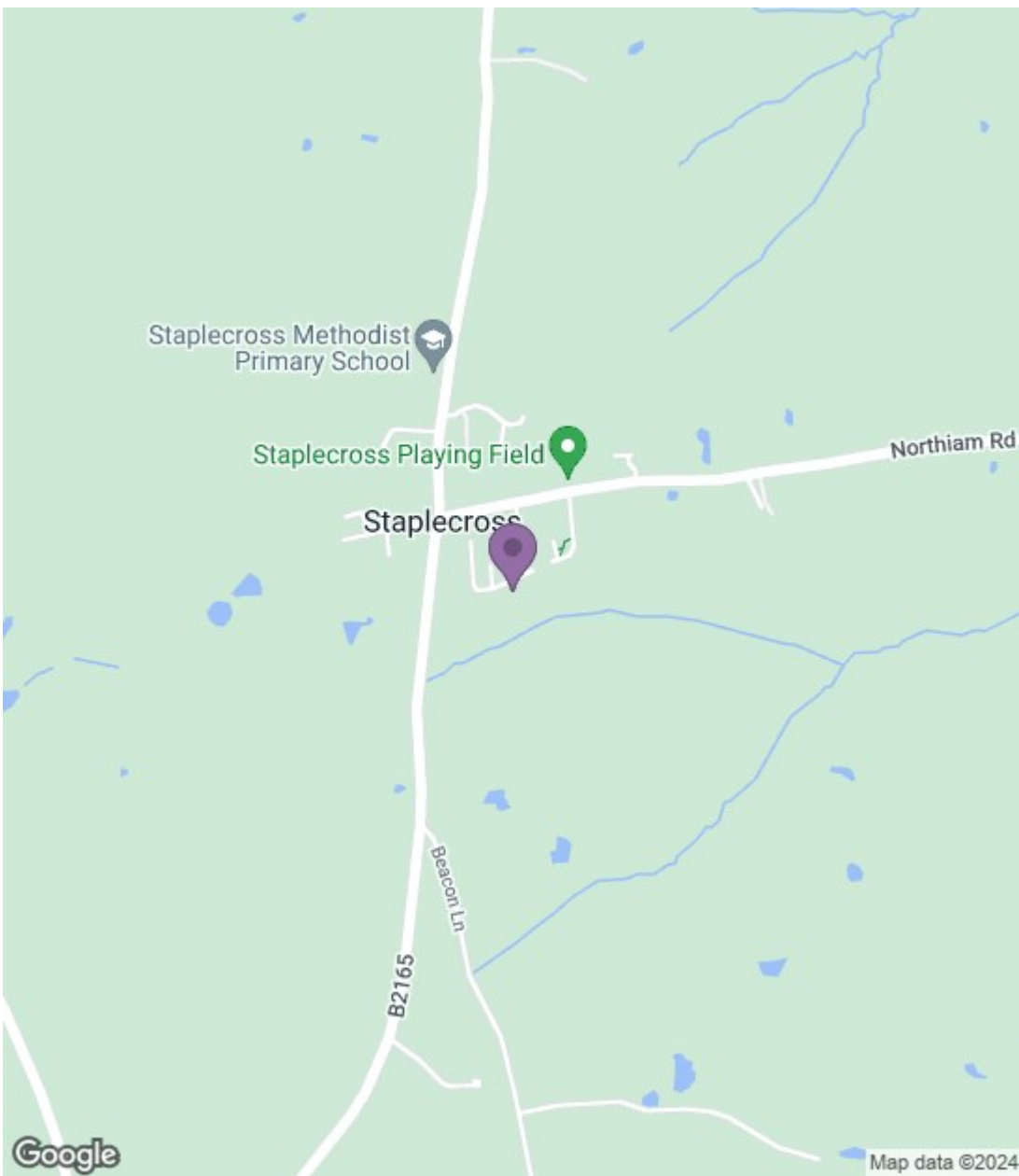


1ST FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 974 SQ.FT. (90.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement 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	100
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
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	

**RUSH
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