

**RUSH
WITT &
WILSON**



**Dinas, Cripps Corner, Staplecross, East Sussex TN32 5RY
Offers In Excess Of £600,000**

This imposing and well presented detached semi-rural property occupies a delightful 1/4 of an acre plot (TBV) and is conveniently positioned for the nearby bustling market town of Battle with a mainline station providing a direct service to London Charing Cross.

The accommodation comprises an entrance hall, light and airy dual aspect sitting room with a wood burning stove, a modern versatile family kitchen/dining room with a delightful bay fronted window. To the first floor there are three bedrooms all with superb rural views, an en-suite shower room and separate family shower room. A double garage and side lobby area provides ample storage space and considered to offer excellent scope for further development having had lapsed planning ref:RR/2017/853/P (to create two further bedrooms, a reception room, utility room and additional bathroom).

There is a stunning mature tree lined private rear garden and manicured lawned front garden with ample off street parking on the gated block paved driveway. There are some fantastic countryside and woodland walks nearby and easy access to the popular and scenic Cinque port town of Rye and seaside resort of Hastings.



The property is approached via a gated driveway leading on to a herringbone block paved driveway providing ample parking and leading to a covered entrance with a wooden and lead glazed door leading into:-

Reception Hall

With a double glazed window to side aspect, ceiling lighting, under stairs storage cupboard, built-in storage cupboard with room for coats and boots, radiator and stairs to first floor.

Sitting Room

16'6 x 12' to the max (5.03m x 3.66m to the max) Enjoying a stunning triple aspect via double glazed windows with a bay fronted window with bespoke fitted shutters, ceiling lighting, two radiator and a fireplace housing a wood burning stove.

Kitchen/Dining/Family Room

23'7 x 12'9 reducing to 7'5 (7.19m x 3.89m reducing to 2.26m)

This stunning sociable free flowing family space has room for dining and a seating area, Flooded with light via a double glazed bay fronted window and a picture window to the rear aspect. Fitted with matching wall and base mounted units with soft close drawers and a wooden work surface over, 1 1/2 bowl sink with drainer and mixer tap, space for dishwasher, oven and fridge/freezer, radiator, two return doors to the reception hall and door leading into:-

Covered Lobby

22'3 x 4'4 (6.78m x 1.32m)

With front door and back door with access to the garden, ceiling lighting and ideal store space with further door into the the garage.

First Floor

Carpeted stairs leading to:-

Landing

Galleried landing with loft hatch access (with a pull down ladder, lighting and part boarded), airing cupboard and radiator.

Bedroom One

11'9 x 17' (3.58m x 5.18m)

This stunning room enjoys a triple aspect via double glazed windows to the rear, side and front the later have stunning far reaching rural views, ceiling lighting and two radiator.

En-suite Shower Room

6'5 x 5'1 (1.96m x 1.55m)

Fitted with a low level w.c, vanity wash hand basin with mixer tap and storage beneath, shower cubicle with hand held attachment, fixed rainfall shower head and concealed fitments, tiled floor, part tiled floor, ceiling lighting, radiator and obscured double glazed window to rear aspect.

Bedroom Two

7'4 x 13'1 (2.24m x 3.99m)

Double glazed dual aspect windows with stunning far reaching rural views, ceiling lighting and radiator.

Bedroom Three

6'5 x 7'3 (1.96m x 2.21m)

Double glazed window to front aspect with stunning far reaching rural views, ceiling lighting and radiator.

Shower Room

7'6 x 4'8 (2.29m x 1.42m)

Fitted with a low level w.c, vanity wash hand basin with mixer tap and storage drawers below, large walk-in shower, tiled floor, part tiled walls, ceiling lighting, radiator and double glazed obscured window to rear aspect.

Outside

Double Garage

16'5 x 21'6 (5.00m x 6.55m)

With two up and over garage doors, internal door to covered lobby, ceiling lighting, power, space for washing machine and tumble dryer, windows to side and rear aspect.

Cloakroom with a low level w.c and wash hand basin. 5'6 x 4'2

Front Garden

Enclosed with a combination of mature hedgerow and fencing, this sizeable front garden is principally laid to lawn with mature shrubs and incorporating ample off street parking and with access down either side of the property to the rear.

Rear Garden

The privately enclosed rear garden enjoys an elevated position benefiting from sun throughout the day and is principally laid to lawn with two sets of steps leading up, one via a pretty paved seating area; ideally for outdoor entertaining. The garden is planted with a number of attractive mature shrubs, has an outside store which houses the boiler, further coal store.

Additional Notes

The property benefits from lapsed planning please refer to planning ref RR/2017/853/P. Creating a family/sitting room, utility room and two further bedrooms and additional bathroom the the first floor.

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 E





GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	56	64
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E	38	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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