

**RUSH
WITT &
WILSON**



**3 Sawpits, Mill Lane, Hooe, East Sussex TN33 9HR
Guide Price £400,000**

*****Guide Price £400,000 - £425,000*** Nestled in a charming lane location, this attached house offers a delightful living experience. As you step inside, you are greeted by a beautifully presented interior, boasting a light and airy feel with a neutral décor that flows seamlessly throughout the property.**

The house features a dual aspect sitting/dining room, perfect for entertaining guests or simply relaxing with your family with a cosy log burning stove. With three spacious bedrooms, a well appointed fresh bathroom and a bespoke crafted kitchen/breakfast room.

One of the highlights of this property is the stunning cottage-style garden, thoughtfully landscaped and well-stocked, offering a sunny retreat where you can unwind and enjoy the outdoors. With a charming summerhouse, useful brick storehouse and a bespoke treehouse; which is sure to be a hit with any little one. The rural views surrounding the lane add to the tranquility and charm of the location.

Situated in a lane setting, this home provides a peaceful environment while still offering easy access to the nearby seaside towns of Bexhill and Eastbourne and the market town of Battle with a mainline station serving London Charing Cross. Whether you're looking for a serene escape or a convenient location, this property offers the best of both worlds.



Accessed via an unmade quiet lane and approached via a pea shingle pathway flanked with flower and rose planted borders. With a pitch tiled entrance and a solid wood and glazed door into:-

Entrance Hall

Wooden block flooring, exposed stairs to first floor, under stairs space, room for coats and boots and ceiling lighting.

Sitting/Dining Room

20'9 x 10'9 (6.32m x 3.28m)

This stunning room is flooded with light enjoying a dual aspect via a double glazed window to the front and double glazed double doors with rear garden access onto a decked seating area. Wooden block flooring, ceiling lighting, radiator, serving hatch to kitchen and fireplace housing a pretty wood burning stove.

Kitchen/Breakfast Room

12'9 x 10'2 (3.89m x 3.10m)

Fitted with a stunning range of country cottage wall and base mounted units with open shelving and a bespoke wooden work surface and complementing up-stands, 1 1/2 bowl ceramic sink with drainer and mixer tap, integral fridge and freezer, space for washing machine, integral electric over, solid fuelled Rayburn, dual aspect double glazed windows, wood block flooring, ceiling lighting, radiator, wooden door with garden access, storage cupboard and walk-in under stairs cupboard with space for tumble dryer.

First Floor

Stripped and painted wooden stairs leading up to:-

Landing

Double glazed window to side aspect, exposed painted floorboards, ceiling lighting and airing cupboard with hot water cylinder (there is scope to upgrade the system by adding solar panels subject to all the necessary checks and consents).

Bedroom One

10'5 x 11'1 (3.18m x 3.38m)

With double glazed window to rear aspect with stunning views over the rear garden and surrounding countryside, radiator, ceiling lighting and painted floorboards.

Bedroom Three

10'2 x 8'5 (3.10m x 2.57m)

With double glazed window to rear aspect with stunning views over the rear garden and surrounding countryside, radiator, ceiling lighting and painted floorboards.

Bedroom Two

10'1 x 10'7 (3.07m x 3.23m)

With double glazed window to front aspect with stunning views over the neighbouring recreation ground, radiator, ceiling lighting and painted floorboards.

Bathroom

6'2 x 5'7 (1.88m x 1.70m)

Fitted with a low level w.c, vanity wash hand basin with hot and cold tap and storage beneath, double ended bath with mixer tap and shower attachment with separate fixed rainfall shower head, part tiled walls, exposed painted floorboards, heated towel rail, ceiling lighting and double glazed obscured window to front aspect.

Outside

Front Garden

The delightful front garden is privately enclosed with mature manicured hedgerow and laid to level lawn with well stocked flower, shrub and rose borders.

Rear Garden

This stunning well established and beautifully planted cottage style garden will be a delight to any keen gardener. Enjoying a sunny aspect it's the ideal place to relax and entertain. Planted with extensive rose, shrub and herbaceous and perennial flower borders.

Along with mature trees providing areas of dapple shade. A decked seating area is positioned adjacent to the property extending the living space outdoors. There is a greenhouse, bespoke crafted treehouse and secluded detached timber summer house; the perfect place to quietly enjoy the garden.

There is an outside water tap, gated access to the front garden and access to a brick workshop/store (with power and lighting, measuring 7'4 x 13'5 and a further timber store to the side 13'5 in length (ideally for bikes).

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.

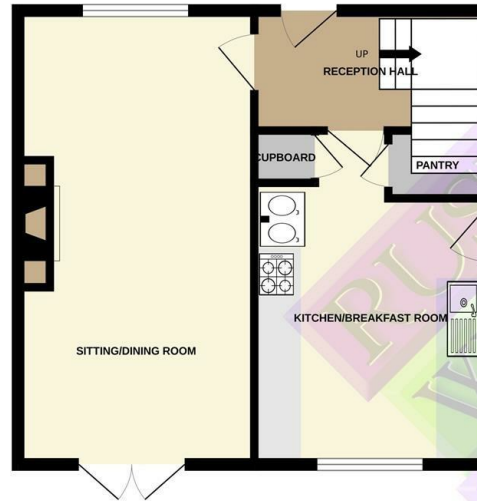
Council tax band







GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



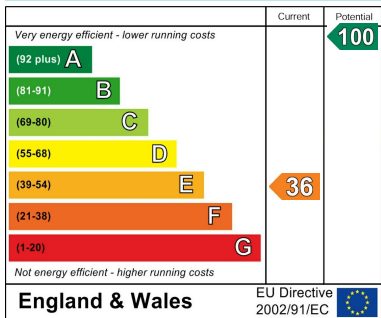
1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



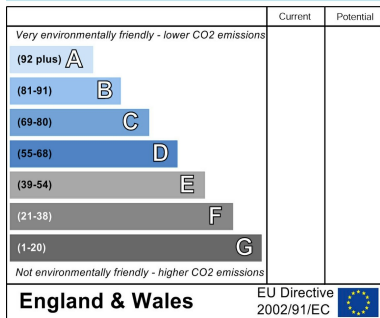
TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

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



Environmental Impact (CO₂) Rating



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