

**RUSH  
WITT &  
WILSON**



**9 Sheringham Close, East Sussex TN32 5PZ  
£599,950**

**This exceptional detached property is a true gem, meticulously maintained and exuding a sense of space and tranquility within a quiet close. Boasting four reception rooms and four generously sized bedrooms, this property provides ample space for all your family needs.**

**The further accommodation comprises a utility room, cloakroom, bathroom and en-suite wet room ensure convenience and privacy for the whole family.**

**The manicured private garden is a green oasis, perfect for relaxing or entertaining guests with a number of seating areas positioned to enjoy the sun through-out the day.**

**The interior is a breath of fresh air, with light-filled rooms creating a welcoming atmosphere. Being CHAIN FREE, this home is ready for you to make it your own without any delays.**

**Conveniently located within walking distance of the village primary school, shop, and public house, this property offers a lifestyle of ease and accessibility. For those needing to commute, the mainline stations at Battle and Robertsbridge are just a short drive away.**

**Don't miss out on the opportunity to make this beautiful house your new home in the heart of this delightful village.**



The property is approached via the driveway leading to:-

### **Covered Entrance**

With exterior lighting and wooden front door into:-

### **Reception Hall**

This impressive entrance is flooded with light via the double glazed windows to front aspect, stairs to first floor, under stairs storage cupboard with shelving and hanging rail, further built-in cupboard, ceiling lighting and radiator with cover.

### **Cloakroom**

Fitted with a low level w.c, vanity wash hand basin with mixer tap and storage beneath, chrome heated towel rail, tiled floor, ceiling lighting and double glazed obscured window.

### **Sitting Room**

21'6 x 11'6 (6.55m x 3.51m)

Enjoying a dual aspect via double glazed windows to the front and double glazed sliding doors with aspect onto the garden via the conservatory, double doors into the dining room, two radiators with covers, wall mounted lighting and brick fireplace housing a coal effect gas fire.

### **Conservatory**

9'6 x 12'6 (2.90m x 3.81m)

Enjoying a delightful outlook over the garden of brick and uPvc double glazed construction with a thermally insulated tiled roof, tiled floor, lighting, radiator and double doors onto the garden.

### **Dining Room**

11'3 x 9'8 (3.43m x 2.95m)

With double glazed wooden window to rear aspect, ceiling lighting, radiator and double doors into the sitting room.

### **Study**

12'4 x 5'8 (3.76m x 1.73m)

With two double glazed windows, ceiling lighting and radiator.

### **Kitchen/Breakfast Room**

17'3 x 9'4 (5.26m x 2.84m)

This bright and airy room is fitted with a matching range of white wall and base mounted units with soft close drawers, complementing work surface, 1 1/2 bowl sink with drainer

and mixer tap, integral fridge/freezer, dishwasher, eye level AEG oven and microwave and five ring gas hob with stainless steel cooker hood over, tiled floor, inset ceiling lighting, radiator, double glazed wooden windows to rear garden aspect and ample space for breakfast table.

Door into:-

### **Utility Room**

6' x 7'7 (1.83m x 2.31m )

Fitted with matching wall and base mounted units with a work surface over, butler sink with hot and cold taps, space for washing machine and tumble dryer, cupboard housing the wall mounted gas fired boiler, tiled floor, radiator, ceiling lighting, uPvc glazed door onto the rear garden and integral door to garage.

### **First Floor**

Carpeted stairs leading onto:-

### **Landing**

Double glazed window to front aspect, ceiling lighting, airing cupboard and loft hatch access.

### **Bedroom One**

12'9 x 11'3 (3.89m x 3.43m)

Double glazed window to rear garden aspect, ceiling lighting, radiator and fitted wardrobes and dressing table.

### **En-suite Wet Room**

7'9 x 5'8 (2.36m x 1.73m)

Fitted with a concealed low level w,c, vanity wash hand basin with mixer tap and storage beneath, walk-in wet room shower with a fixed glass screen, handheld attachment and fixed rainfall shower head, ceiling lighting, tiled walls and floor, shaving point, chrome heated towel rail and double glazed obscured window to front aspect.

### **Bathroom**

5'8 x 8'4 (1.73m x 2.54m)

Fitted with a low level w.c, pedestal wash hand basin with mixer tap, panelled bath with Victorian style mixer tap and shower attachment and separate electric shower over. tiled floor and tiled walls, ceiling lighting, radiator and double glazed obscured window to front aspect.

### **Bedroom Two**

11' x 12' (3.35m x 3.66m)

Double glazed window to front aspect, ceiling lighting, radiator and built-in wardrobes and overhead cupboards.

### **Bedroom Three**

9'8 x 10'6 (2.95m x 3.20m)

Double glazed wooden window to rear garden aspect, ceiling lighting, fitted single wardrobe and radiator.

### **Bedroom Four**

9'8 x 7'9 (2.95m x 2.36m)

Double glazed wooden window to rear garden aspect, ceiling lighting and radiator..

### **Outside**

#### **Garden**

The delightful good size garden is privately enclosed with close board fencing with gated side access. There is a large paved seating area adjacent to the rear of the property with block paved pathways that lead across the manicured lawn to further seating areas; positioned to enjoy the sun throughout the day. The garden is well stocked with mature flower and shrub planted borders, outside lighting and water tap.

#### **Double Garage**

17'7 x 16'3 (5.36m x 4.95m)

With remote operated garage door, power, lighting, window to side aspect, integral door into the utility room and open roof eaves; which could be utilised for storage.

#### **Agents Notes**

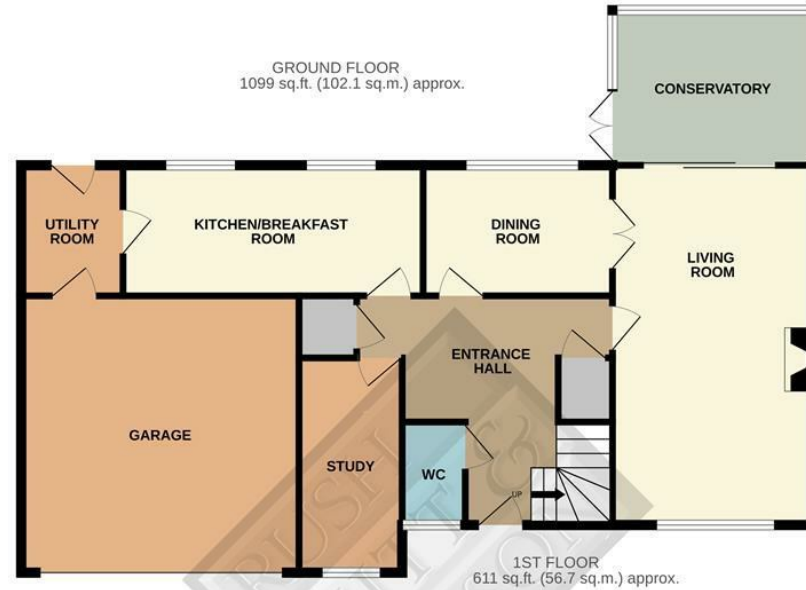
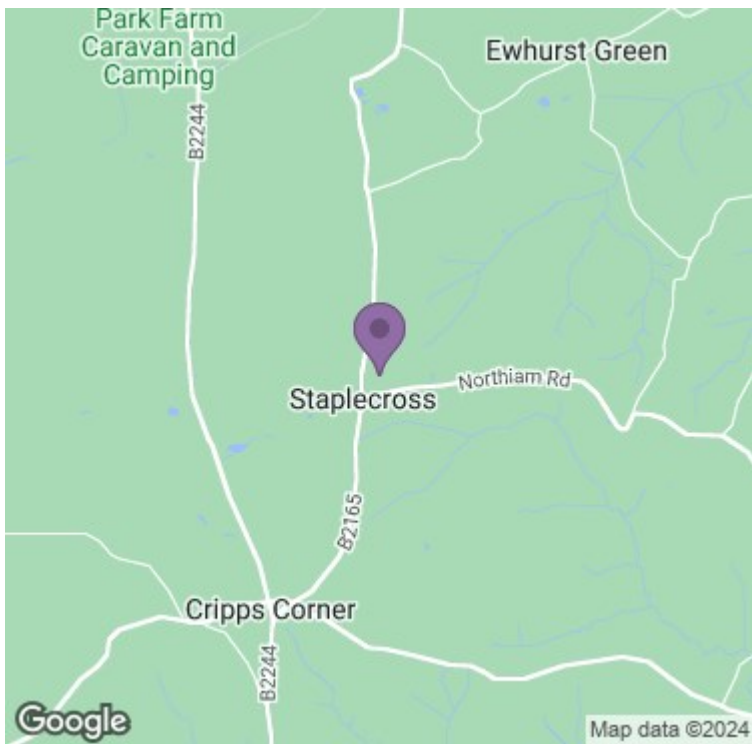
None of the services or appliances mentioned in these sale particulars have been tested.

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



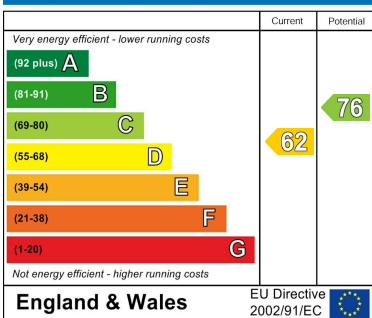




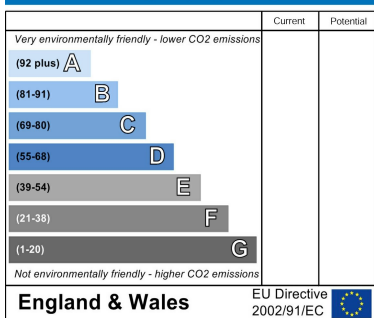
TOTAL FLOOR AREA : 1709 sq.ft. (158.8 sq.m.) approx.

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 (CO<sub>2</sub>) Rating**



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