

**RUSH  
WITT &  
WILSON**



**2 Sandrock Crescent, Crowhurst, Sussex TN33 9AS  
£449,950**

Rush Witt & Wilson are proud to present to the market this delightful 1960s semi-detached house, positioned in the charming village of Crowhurst, Battle, it offers a perfect blend of comfort and convenience. Boasting three bedrooms and a well-appointed open plan living space with large kitchen / diner.

One of the standout features of this property is its sought-after location, with the mainline railway station just a stone's throw away, making commuting a breeze. The bay fronted design adds character to the exterior, while inside, the house exudes a warm and welcoming atmosphere.

The large garden to the rear provides ample space for outdoor activities and relaxation, perfect for enjoying the British sunshine. Additionally, the detached double garage to the side offers plenty of storage space or potential for a workshop.

A large driveway provides off-road parking at the front of the property, ensuring convenience for residents and guests alike. Families will also appreciate the proximity to Claverham School and the excellent local village school.

Don't miss out on the opportunity to make this charming house your new home in the heart of Crowhurst. Book a viewing today and discover the endless possibilities this property has to offer.



Steps to a uPvc front entrance door leading into:

#### **Entrance Porch**

Double glazed windows to the front, rear and sides and coir matt.

Solid wood front door with opaque glass panels with adjacent opaque glass window.

Which leads into:

#### **Entrance Hall**

Under stairs storage cupboard, wall mounted electric radiator and laid to carpet.

Doorway leading through into:

#### **Lounge/Dining Room**

27'1" x 18'11" (8.26m x 5.77m)

Large double glazed bay window to the front aspect, two wall mounted electric radiator, double glazed window to the side aspect, laid to carpet and large feature fireplace with inset wood burning stove.

Doorway leading through into:

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

16'9" x 10'9" (5.11m x 3.30m)

Two large double glazed windows to the rear aspect overlooking the garden, electric radiator, double glazed uPvc door to the side aspect leading to the boot room and vinyl tiled floor.

The fitted kitchen consists of a range of matching wall and base mounted units with worksurfaces over and a tiled splashback, integrated double

Hoover fan assisted oven, inset ceramic hob with extractor over, integrated Hoover washing machine, 1 1/4 stainless steel sink with side drainer and mixer tap and large breakfast bar.

#### **Boot Room**

Solid wood door which leads out to the side of the property, single glazed timber windows to the front and side aspect and a coir matt.

#### **First Floor**

Stairs leading to the first floor from the downstairs hallway with a carpeted landing and doors leading off to the following:

#### **Bedroom One**

11'1" x 10'7" (3.40m x 3.23m)

Double glazed window to the front aspect, Dimplex electric radiator, corner vanity unit with inset wash basin, large floor to ceiling built in wardrobes.

#### **Bedroom Two**

11'8" x 8'5" (3.56m x 2.57m)

Double glazed window to the rear aspect overlooking the rear garden, large set of built in wardrobes, built in shelving and laid to carpet.

#### **Bedroom Three**

9'1" x 8'2" (2.79m x 2.49m)

Double glazed window to the rear aspect overlooking the rear garden, large set of built in wardrobes and laid to carpet.

#### **Family Bathroom**

#### **Outside**

#### **Front Garden**

The front garden is predominantly laid to lawn adjacent to the driveway.

#### **Rear Garden**

A beautifully landscaped place, with side access providing sheltered access to the garage which further leads to the patio to the rear. This benefits from a pergola and raised flower borders. To the rear a large area of lawn, pathway leading to a raised decked terrace, which houses the timber summer house, which benefits from light and power.

#### **Off Road Parking**

A large sandstone driveway to the front of the property provides ample off road parking for multiple vehicles, which leads to:

#### **Garage / Utility**

25'6" x 8'5" (garage split 14'11" length) (7.78m x 2.57m (garage split 4.55m length))

The garage has light, power and could easily be used for a workshop, to the rear, an area of separate utility and storage space.

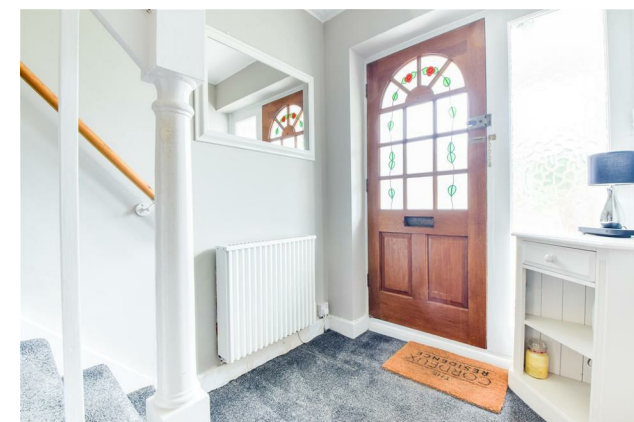
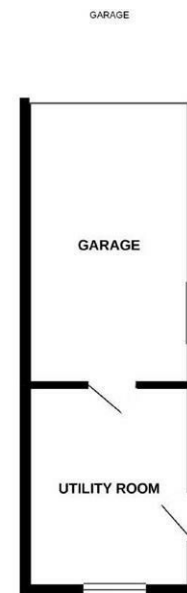
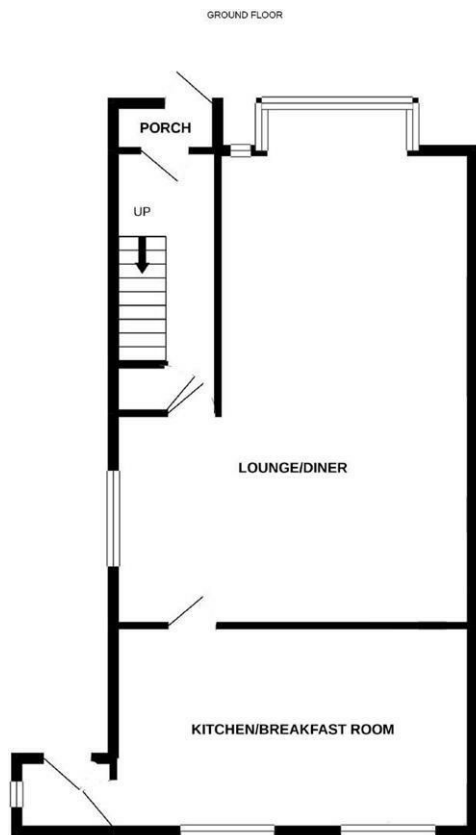
#### **Agents Notes**

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

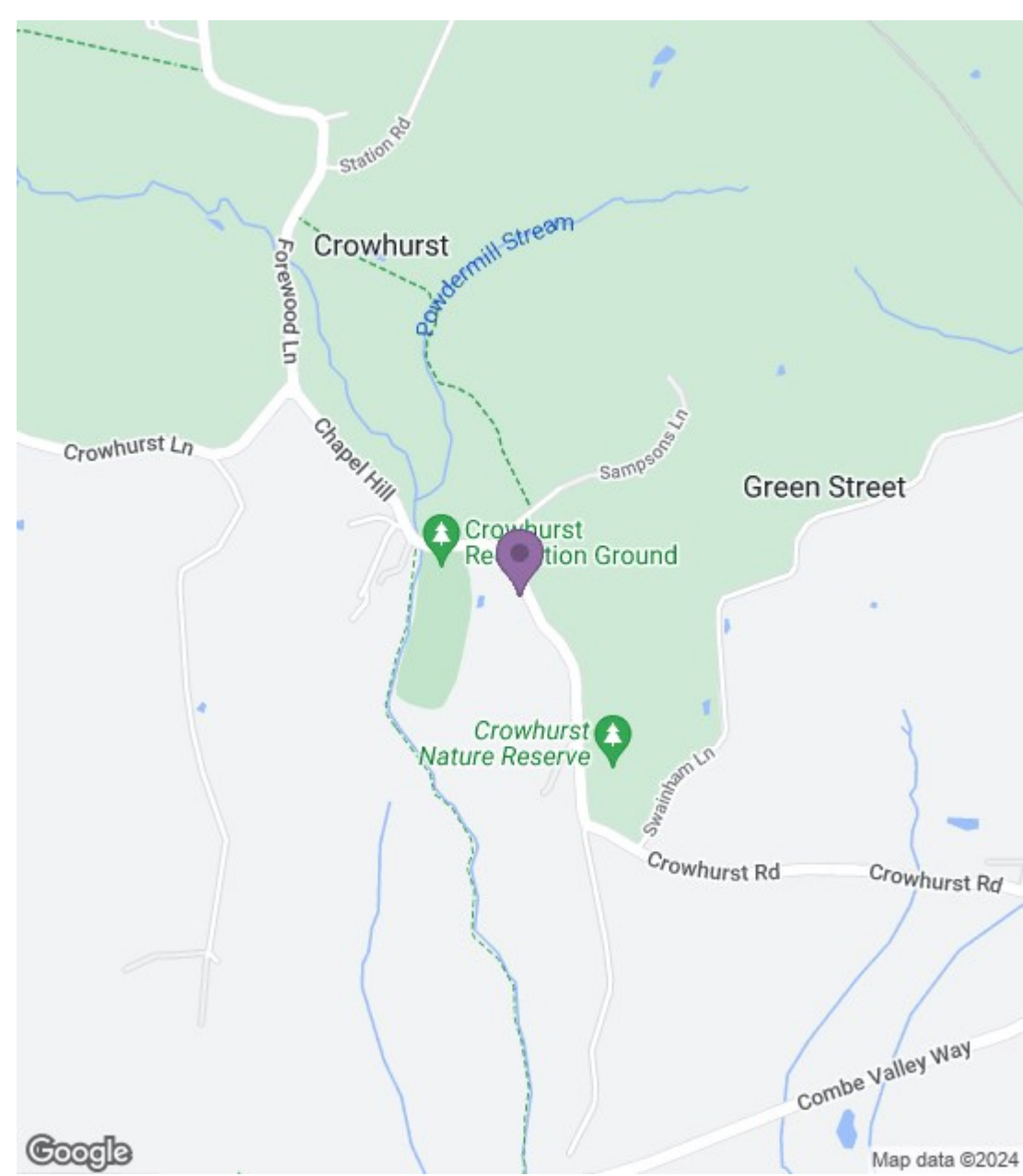
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band C





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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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