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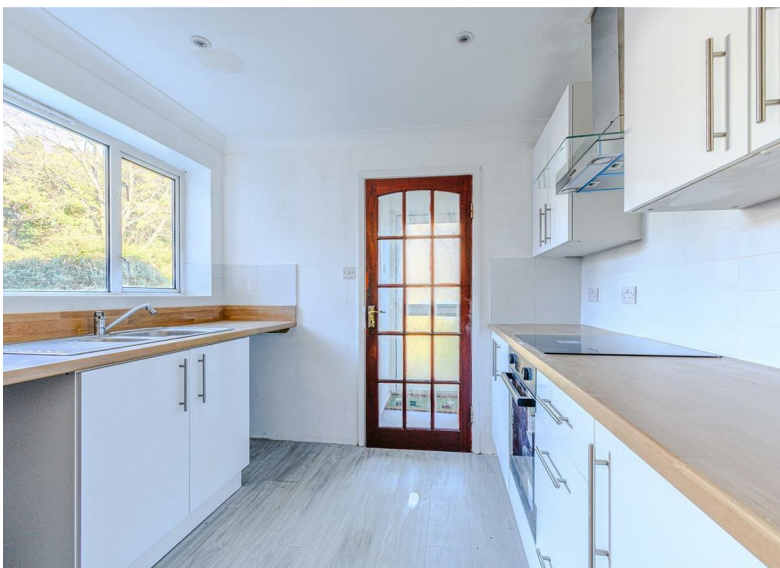
56 Darvel Down, East Sussex TN33 9QF
£375,000

This delightful three bedroom, two reception room end terrace house on Darvel Down offers a perfect blend of comfort and convenience. With its light and spacious interiors, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by a gated driveway that provides off-street parking, along with a single garage with additional workshop space. The ground floor features a dual aspect sitting room, allowing natural light to flood the space, creating a warm and inviting atmosphere. The dining room, with its double doors leading to the garden, seamlessly connects to the kitchen, making it perfect for entertaining or family gatherings. A cloakroom and rear lobby complete the ground floor layout, enhancing the practicality of the home.

Upstairs, you will find three well-proportioned bedrooms, with woodland view to the rear from the main bedrooms and a family bathroom. The rear garden is a true highlight, enclosed by a hedgerow for added privacy. It boasts a large paved seating area, ideal for al fresco dining or simply enjoying the tranquil surroundings. The garden backs onto woodland, providing a picturesque backdrop and a sense of serenity.

This property is situated within the catchment area for Claverham School and is conveniently close to an excellent primary school, a village store/post office/cafe. With no onward chain, this home is ready for you to move in and make it your own. Don't miss the opportunity to own this charming property in a sought-after location.



The property approached via a gated driveway to a uPVC glazed entrance door leading through to:

Entrance Porch

3'4 x 6'5 (1.02m x 1.96m)

Off brick and uPVC glazed construction with a uPVC and glazed door leading through into:-

Entrance Hall

12'7 x 5'6 max (3.84m x 1.68m max)

Double glazed window to side aspect, radiator, stairs rising to the first floor, doors off to the following:

Sitting Room

18'2 x 12' (5.54m x 3.66m)

Enjoying a double aspect via double glazed windows to front and side, wall lights, two radiators and feature fireplace.

Dining Room

14'2 x 11'9 (4.32m x 3.58m)

Double glazed double doors providing views and access onto the rear garden, built-in storage cupboard, further built-in alcove storage, two radiators, opening leading through into:

Kitchen

10'8 x 8'5 (3.25m x 2.57m)

Double glazed window to side aspect and fitted with a range of matching wall and base mounted units with a wood effect worksurface over, one and a half bowl stainless steel sink with side drainer and mixer tap, integrated electric oven and hob with stainless steel cooker hood over, space for washing machine, fridge and dishwasher, wall mounted gas fired boiler, wooden and glazed door leading through into:-

Rear Lobby

5'6 x 4' (1.68m x 1.22m)

Obscured double glazed door providing access to the rear garden.

Cloakroom/WC

Double glazed obscure window to side aspect, low level wc, wash hand basin, radiator.

First Floor

Landing

Double glazed window to side aspect, loft hatch access, radiator, built-in storage cupboard, doors off to the following:

Bedroom One

12' x 14'2 (3.66m x 4.32m)

Two double glazed windows to rear aspect with a delightful outlook over the rear garden and adjoining woodland, radiator, exposed wooden floorboards, alcove area with hanging rail which acts as a wardrobe.

Bedroom Two

9'7 x 11'9 (2.92m x 3.58m)

Double glazed window to front aspect, radiator, exposed floorboards.

Bedroom Three

8'9 x 8'11 (2.67m x 2.72m)

Double glazed window to front aspect, radiator, exposed floorboards, built-in wardrobe with hanging rail and shelving.

Bathroom

5'1 x 5'6 (1.55m x 1.68m)

Double glazed obscure window to rear aspect, low level wc, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and separate electric shower over, part tiled walls, radiator.

Outside

Front Garden

Predominantly laid to lawn and is enclosed by mature hedgerows, driveway providing off street parking.

Garage

24'2 x 12'5 max narrowing to 7'3 (7.37m x 3.78m max narrowing to 2.21m)

Forming an irregular shape with an up and over door, courtesy door to the front, further courtesy door to the rear, window and power points.

Rear Garden

The delightful rear garden has a pleasant outlook onto the adjoining woodland at the rear. With a large paved seating

area adjacent to the rear of the property ideal for outdoor entertaining, leading down to a predominantly lawned garden which is hedgerow enclosed to the side and fenced to the rear.

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 - D



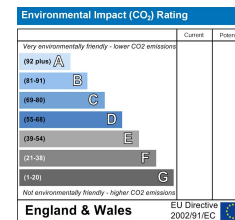
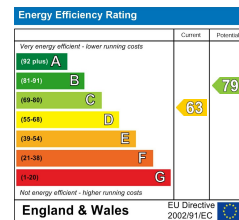
GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.4 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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