

RUSH
WITT &
WILSON



3 Sawpits Mill Lane, Hooe, East Sussex TN33 9HR
Guide Price £400,000 - £425,000 Freehold

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Hidden down a quiet, picturesque lane, this enchanting attached home captures the very essence of country living. Overflowing with character and charm, it offers a serene retreat where modern comfort meets timeless appeal.

Step inside to a light-filled interior, elegantly decorated in soothing neutral tones, where every room flows effortlessly. The dual-aspect sitting and dining room is the heart of the home, complete with a cosy wood-burning stove and French doors that open onto the garden, inviting you to linger over a morning coffee or evening glass of wine.

The bespoke kitchen/breakfast room is a true country haven, with handcrafted wooden worktops, a warming Rayburn, and space for relaxed family meals. Upstairs, three generously sized bedrooms provide restful retreats, each with delightful views of the surrounding countryside and garden. A beautifully appointed bathroom completes the accommodation.

Outside, the garden is a storybook delight. Sun-dappled and beautifully landscaped, it features vibrant flower borders, mature trees, a decked seating area, a charming summerhouse, and a bespoke treehouse — a magical space for children and adults alike. A brick-built workshop and additional store provide practical touches without disrupting the garden's idyll.

Set within a peaceful lane yet perfectly placed for the seaside towns of Bexhill and Eastbourne, and the historic market town of Battle with its mainline station to London Charing Cross, this home is a rare combination of tranquility and accessibility.

For those who dream of a home that feels like a warm embrace, with a garden that whispers of summer afternoons and quiet winter evenings by the fire, this property offers a truly enchanting escape.





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Floor 0



Floor 1

Approximate total area⁽¹⁾

76.7 m²
825 ft²

Reduced headroom

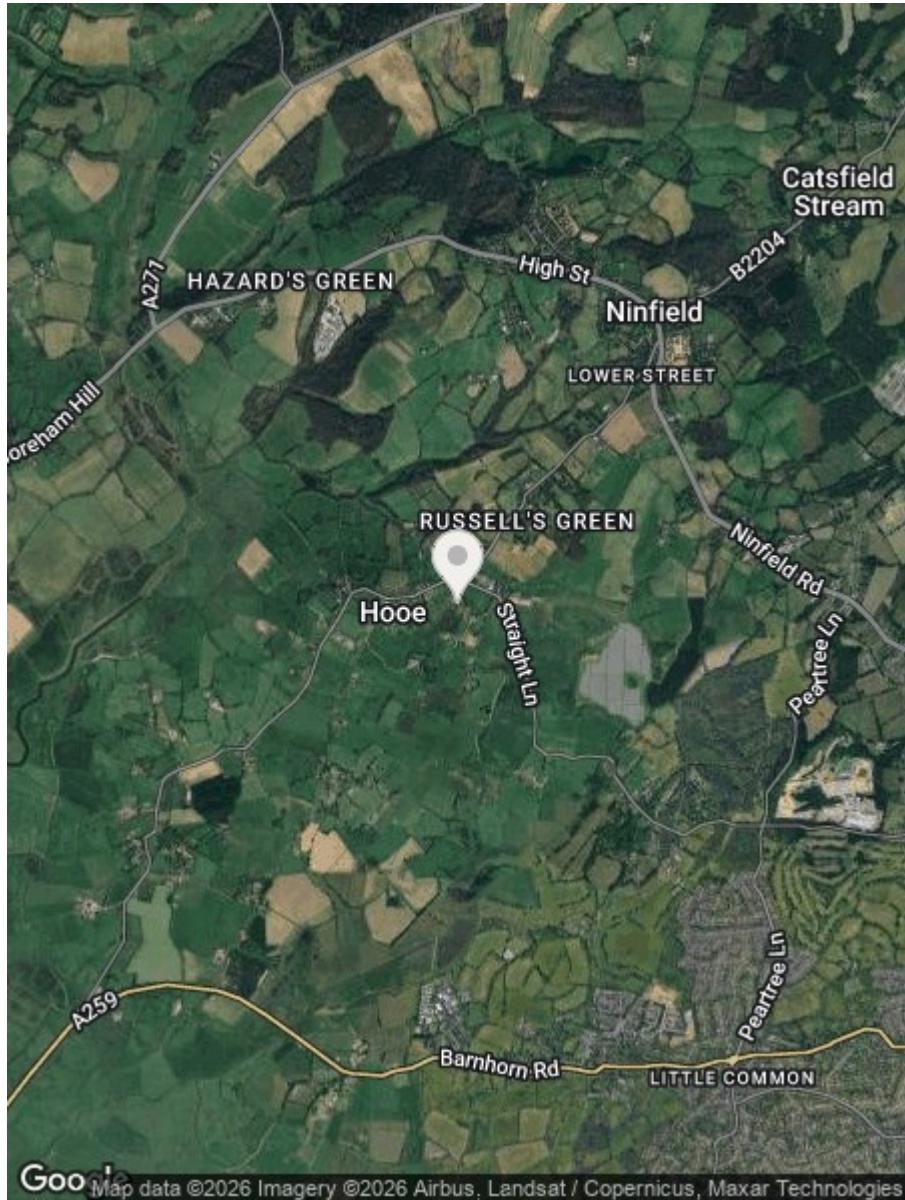
0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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