

# JOHN BRAY & SONS



Roselea Butchers Lane  
Three Oaks, Hastings, TN35 4NE

**Offers In Excess Of £550,000**





## Roselea Butchers Lane

Three Oaks, Hastings, TN35 4NE

The property: a well presented and bright three bedroom detached family home with generous front and rear gardens, offering plenty of off road parking and an integral garage. This detached chalet bungalow spans two storeys and is a very spacious property. The accommodation offers a charming feel, comprising of a welcoming entrance hall, a living room which enjoys a front aspect and wood burning stove. The eat-in kitchen benefits from modern fitted units with ample worktop and storage space, providing room for a full dining table and enjoying French doors leading out to the rear garden, in addition there is a separate utility room. There are two well-proportioned bedrooms on the ground floor to the rear of the property and a stylish family bathroom fitted with a bath and a shower over. On the first floor there are two further bedrooms along with an en-suite shower room and a walk-in wardrobe. Relishing in a generous landscaped rear garden, it provides a private space and offers a large patio with an expanse of lawn boarded by a hedge line, tree's and mature shrubs. There is a summer house and additional outbuilding perfect for garden storage, while the front garden is mainly laid to lawn, with a driveway providing off road parking for multiple vehicles, leading to the garage.

The location: situated in Three Oaks, a quiet Village location, in a cul-de-sac off of Butchers Lane. This sought after and rural property enjoys being surrounded by countryside, whilst still within walking distance to a traditional



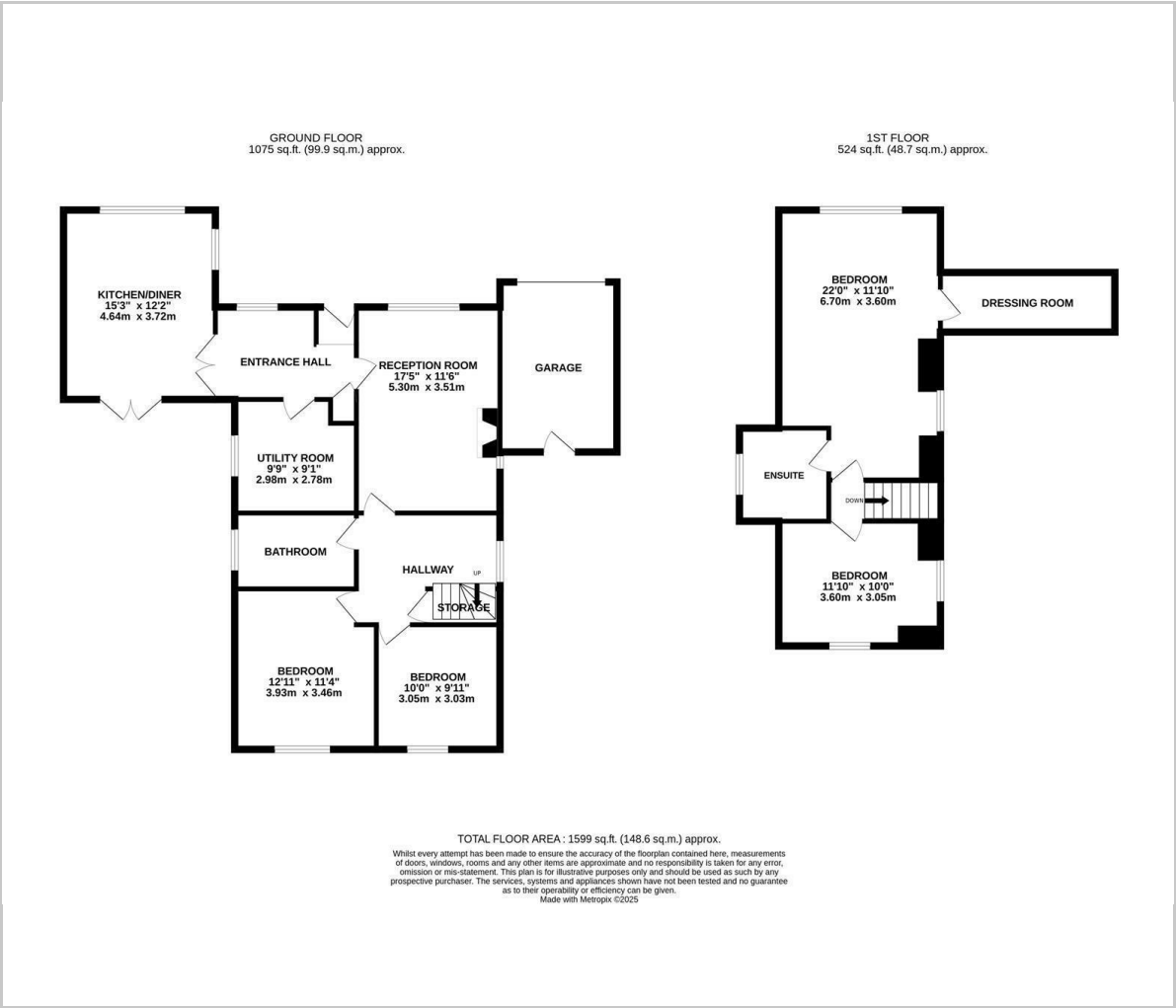




pub and Three Oaks railway station along with good schools and countryside walks.



Floor Plan



Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

