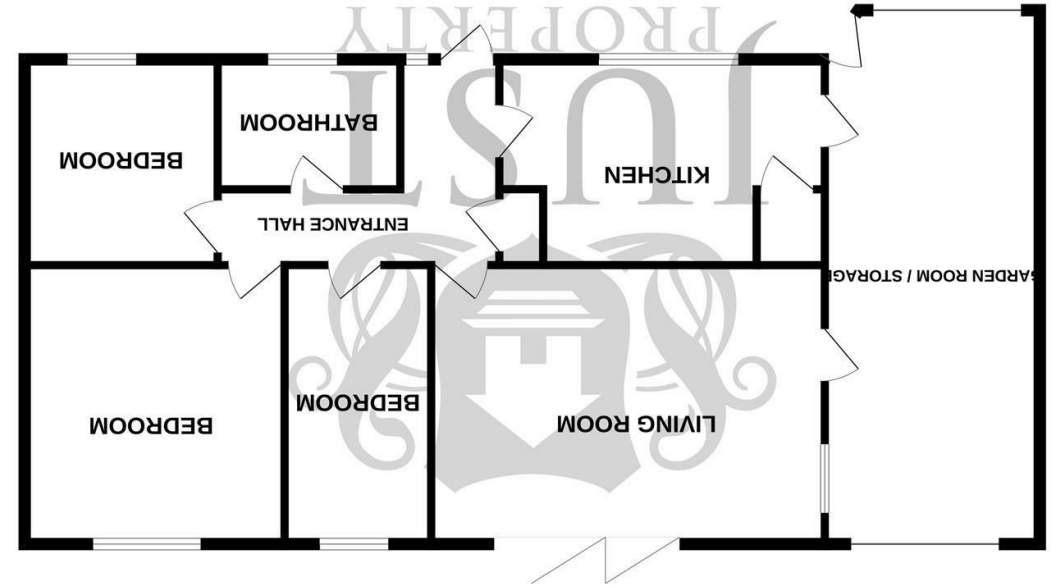


While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency. Energy efficiency can be given.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	67
Potential	84



GROUND FLOOR



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Dumledown Morgay Wood Lane, Three Oaks, TN35 4NF

FLOORPLANS



3 Bedrooms 1 Receptions 1 Bathrooms 861.11 sq ft

Freehold

£499,950

Dumledown Morgay Wood Lane, Three Oaks, TN35 4NF





3 Bedrooms 1 Receptions 1 Bathrooms 861.11 sq ft

PROPERTY DETAILS

OFFERS IN EXCESS OF £499,950

A deceptive and recently improved three bedroom detached bungalow, offering versatile accommodation and situated in a favoured village location being within walking distance of Three Oaks train station, as well as local countryside walks. Guestling Primary School is within one mile and bus services are available from the A259 connecting to the historic towns of Hastings and Rye.

The property is tucked back from Butchers Lane and occupies a large level plot accessed by electric gates with the accommodation to include a spacious entrance hallway with useful storage cupboard, two good sized double bedrooms and a smaller third bedroom. There is a family bathroom with separate shower cubicle. The fitted kitchen has built in appliances and a separate utility space, Dumledown also has undercover side storage/garden room with electric up and over door to the rear. The family lounge is well proportioned and has bi-fold doors accessing the rear garden.

To the outside there is off road parking for several vehicles and there is also an double garage. The rear garden measures approximately 100ft in depth with a patio area and the remainder being mainly laid to lawn and enjoying seclusion. Further benefits include electric central heating and double glazing. There is also planning permission for a rear extension ref RR/2017/2675/P

Early viewing is considered essential to secure a property in this sought after village location.

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ROOM DIMENSIONS

Front Door

Entrance Hall

Storage Cupboard

Kitchen
15'6" x 8'2" (4.74 x 2.51)

Utility Cupboard

Bathroom

Bedroom
7'1" x 10'9" (2.18 x 3.30)

Bedroom
9'1" x 9'10" (2.79 x 3.00)

Bedroom
12'5" x 10'0" (3.79 x 3.07)

Storage / Garden Room

Off Road Parking

Double Garage

Extensive Rear Gardens

FEATURES

- Detached Bungalow
- Wonderful Rural Location
- Close To Schools and Railway Station
- Three Bedrooms
- Ample Off Road Parking
- Bi-fold Doors In Lounge
- Detached Double Garage
- Electric Gates
- Great Sized Rear Garden

