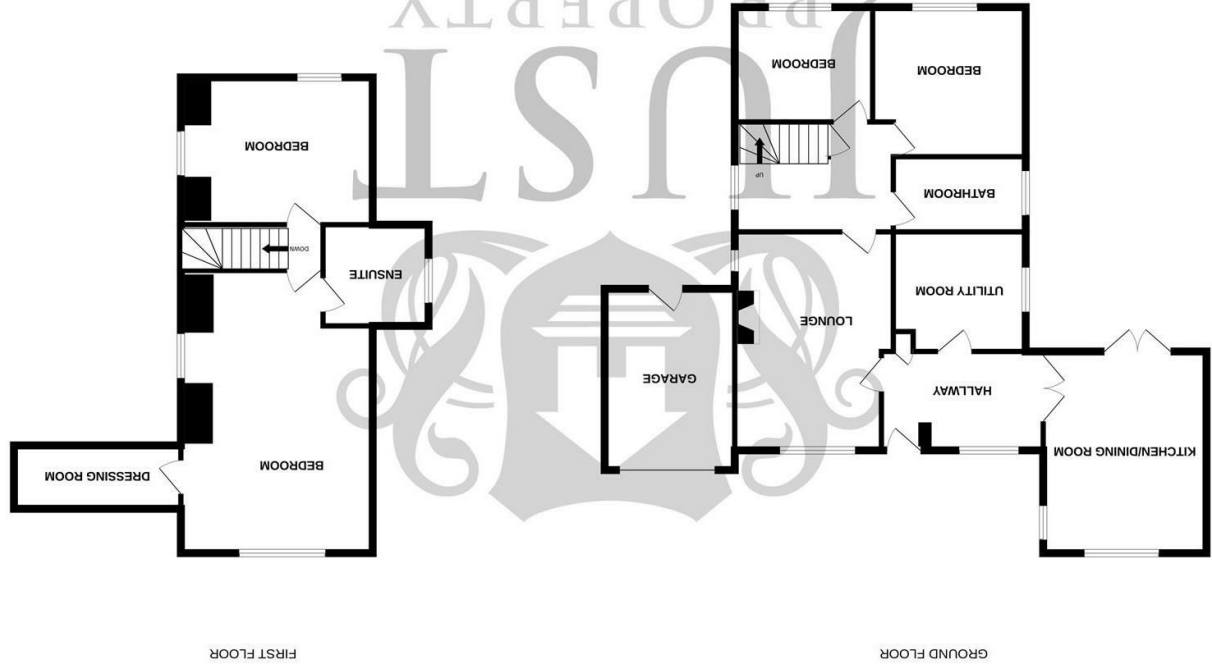


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	71
Potential	81



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Roselea Butchers Lane, Three Oaks, TN35 4NE

FLOORPLANS



4 Bedrooms 2 Receptions 2 Bathrooms 1463.89 sq ft

Freehold

£599,950

Roselea Butchers Lane, Three Oaks, TN35 4NE





4 Bedrooms 2 Receptions 2 Bathrooms 1463.89 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market a magnificent and particularly spacious four bedroom detached chalet bungalow set in a secluded residential road in the sought after village of Three Oaks and has easy access to a railway station, village pub and well regarded schools. This hugely impressive property is a fantastic opportunity to create a wonderful home in a highly desirable location. The towns of Hastings, with its wonderful seafront and beaches, Bexhill, Battle, Rye and Eastbourne are a short driveway.

The property accommodation has magnificently presented by the current owners and provides a spacious entrance hallway, a dining space leading through to a fully fitted kitchen dining room with French doors leading to a patio area. There is also a very large utility room, a dual aspect family living room with featured fireplace with wood burning stove, leading through to an inner hallway/ office area, a family bathroom and two further double bedrooms. The first floor of Roselea provides a wonderful double bedroom overlooking the rear gardens and the principal bedroom suite, which provides dressing room, ensuite, shower room, and a bedroom measuring in excess of 6 m.

Externally, the property has a driveway and off-road parking for five vehicles, and attractive front garden, garage, and to the rear of the property, there are two patio areas, a well proportioned and presented rear garden with a fantastic selection of well established plants and shrubs, wood storage and summer house.

Further benefits of this hugely impressive detached property ,include gas fired central heating, beautifully presented interiors and viewing comes highly recommended by the vendors choice of sole agents, Just Property.

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ROOM DIMENSIONS

Front Door	Bedroom 14'10" x 9'10" (4.54 x 3.01)
Hallway / Dining Space 11'1" x 7'0" (3.40 x 2.15)	Principle Bedroom Suite 21'10" x 11'11" (6.68 x 3.65)
Kitchen / Dining Room 15'0" x 12'1" (4.59 x 3.70)	En Suite 8'4" x 6'4" (2.55 x 1.94)
Utility Room 9'9" x 8'11" (2.98 x 2.72)	Dressing Room 16'3" x 7'7" max (4.96 x 2.33 max)
Family Lounge 17'4" x 11'6" (5.30 x 3.51)	Garage
Inner Hallway / Office Area	Off Road Parking x 5
Bathroom 9'9" x 5'2" (2.98 x 1.58)	Front Garden
Bedroom 13'0" x 10'6" (3.98 x 3.22)	Rear Garden
Bedroom 12'0" x 9'10" (3.66 x 3.00)	Patios
Under Stairs Storage	Summer House
Stairs To Landing	

FEATURES

- Detached Chalet Bungalow
- Beautifully Presented
- Four Bedrooms
- Off Road Parking x 5
- Two Bathrooms
- Garage
- Secluded Position
- Village Location With Railway Station and Public House
- Schools Closeby
- Wonderful Principle Bedroom Suite

