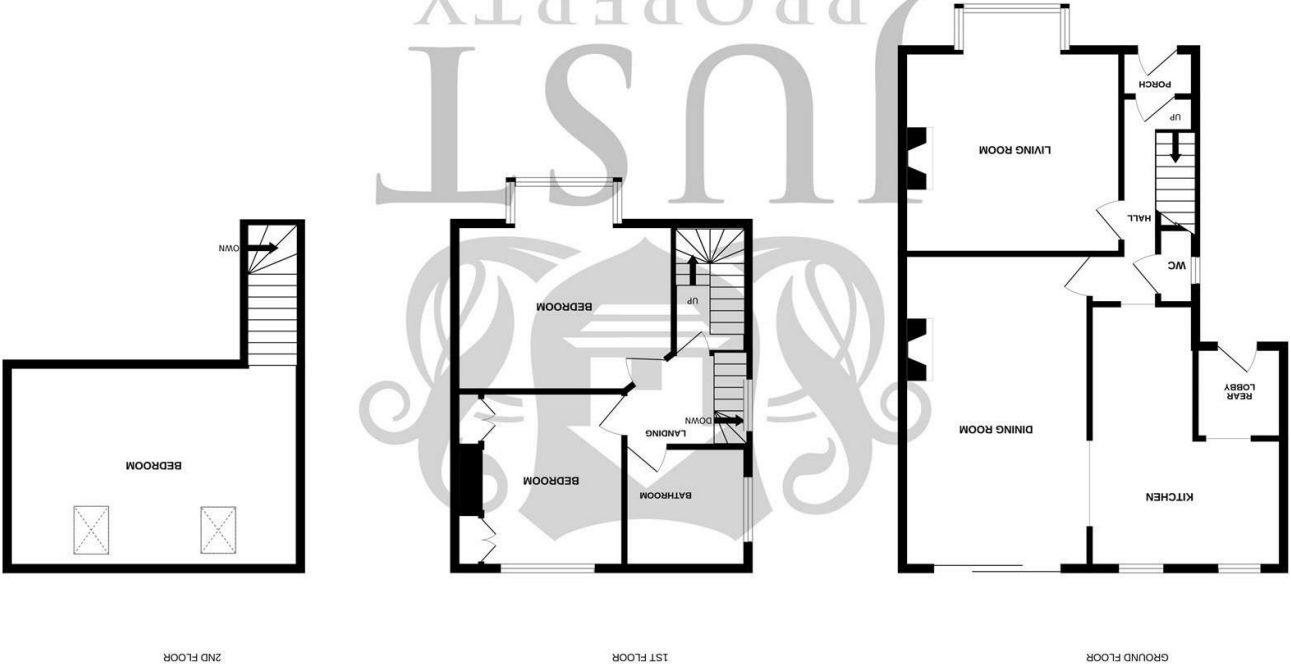




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with Metropix 5/2023

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	88
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	94
G	(1-20)	
Not energy efficient - higher running costs		



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Sunnyside Eight Acre Lane, Three Oaks, TN35 4NL

FLOORPLANS



3 Bedrooms 2 Receptions 1 Bathrooms 1248.61 sq ft

Sunnyside Eight Acre Lane, Three Oaks, TN35 4NL

Freehold

£475,000





Freehold

£475,000



3 Bedrooms

2 Receptions

1 Bathrooms

1248.61 sq ft

PROPERTY DETAILS

This extended three-bedroom semi-detached house is set on a generous plot of nearly three-quarters of an acre, offering an excellent opportunity in a sought-after semi-rural location. With the added advantage of an established fruit and vegetable garden, double aspect solar panels with batteries, and proximity to beautiful countryside walks, the property is also conveniently located near the Three Oaks Country Pub and Three Oaks Train Station, with connection through Hastings to Brighton and through Rye to Ashford and high speed line to St Pancras.

The charming bay-fronted home offers flexible living space spread across three floors. On the ground floor, you'll find a convenient cloakroom/WC, a spacious bay-fronted living room, and a large 20'1 x 11'11 dining room, both featuring wood-burning stoves. There is also a modern fitted kitchen. On the first floor, there are two double bedrooms and a family bath/shower room. The third bedroom, measuring 18'8 x 13'0, is located on the second floor.

The rear garden is a standout feature, boasting a raised formal patio area, a lawn, and a 12' x 8' home office. It also includes established fruit and vegetable gardens, polytunnel, greenhouses, asparagus beds, commercial water butts, and garden sheds, offering great potential for self-sufficiency.

This property presents a fantastic lifestyle opportunity, and viewings are highly recommended with the owner's sole agents, Just Property.

ROOM DIMENSIONS

Front Door	Stairs to
Entrance Hall	Bedroom
Living Room	18'8" x 12'11" (5.69m x 3.94m)
13'10" x 12'11" (4.24m x 3.94m)	Front Garden
Dining Room	Rear Garden
20'0" x 11'10" (6.12m x 3.63m)	Off Road Parking (opposite the property)
Kitchen	
16'9" x 12'9" max (5.11m x 3.89m max)	
First Floor Landing	
Bedroom	
13'3" x 12'7" (4.06m x 3.84m)	
Bedroom	
11'1" x 10'9" (3.40m x 3.28m)	
Bathroom	
7'10" x 7'10" (2.39m x 2.39m)	
Inner Hallway	

FEATURES

- Three Bedroom Semi Detached House
- Large Plot of approx. ¾ of an Acre
- Extensive Countryside Views
- Solar Panels & Batteries
- Allocated Parking
- Insulated Garden Office with Wi-Fi
- Close to Three Oaks Railway
- Favoured Village Location
- Ideal For The Keen Gardener
- Viewing Considered Essential



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.