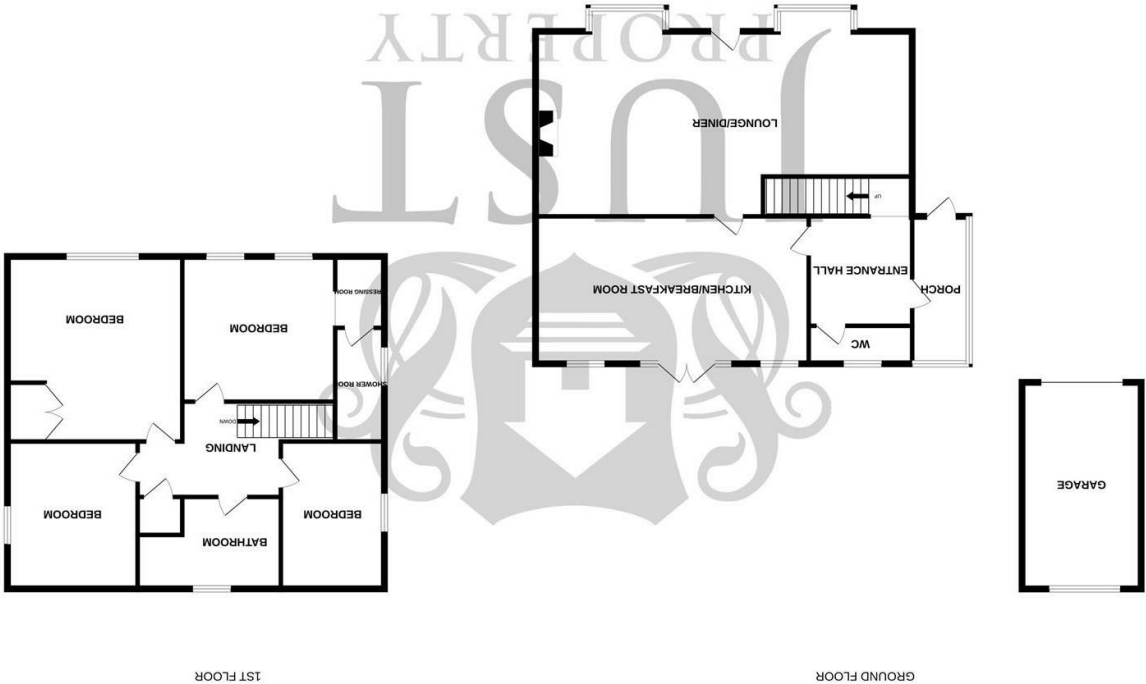


55 Waites Lane, Fairlight, East Sussex, TN35 4AX | Tel: 01424 812555 | Email: fairlight@justproperty.net



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	Very energy efficient - lower running costs	
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
56		
85		



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 operation or efficiency can be given.

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FLOORPLANS

Aberdeen House Cripps Corner Road, Staplecross, TN32 5QA



4 Bedrooms 1 Receptions 2 Bathrooms 1248.61 sq ft

Aberdeen House Cripps Corner Road, Staplecross, TN32 5QA

Freehold
£550,000



PROPERTY DETAILS

Situated in in the heart of Staplecross, Aberdeen House is an attractive double-fronted detached family home - perfectly positioned within this charming village setting. Just a short stroll from the local post office, village pub, and primary school, it also benefits from excellent transport links and convenient access to Sedlescombe, Battle, and Hastings.

This beautifully presented home offers spacious and versatile accommodation, ideal for modern family living. The light-filled lounge/diner boasts twin bay windows to the front and a large inglenook fireplace, creating a warm and inviting atmosphere. At the rear of the property, a spacious kitchen/breakfast room extends across the full width of the house, offering plenty of room for family meals and entertaining. Patio doors open directly onto the rear garden, allowing easy access to the outdoor space.

On the ground floor, you'll find a welcoming entrance hall, a handy downstairs WC, and stairs leading to the first floor that includes four well-proportioned bedrooms. The main bedroom benefits from a dressing area and a private ensuite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Outside, the landscaped rear garden is a true highlight, wrapping around the property to offer a high degree of privacy, with mature flower beds and an expansive lawn. To the front, a charming walled garden and driveway provide off-road parking for multiple vehicles, leading to a detached garage.

This idyllic family home combines village charm with practical living space, making it a must-see for those seeking a peaceful yet well-connected location.

Please contact the vendors choice of Sole Agents - Just Property.

W3W Location - [///bandage.jaundice.snowballs](#)

ROOM DIMENSIONS

Front Door

Porch

Kitchen
28'3" x 12'2" (8.63 x 3.71)

Living & Dining Space
25'2" x 12'0" (7.69 x 3.66)

Downstairs W/C

Bedroom
10'7" x 12'5" (3.23 x 3.79)

Bedroom
10'11" x 8'8" (3.35 x 2.66)

Dressing Room

Ensuite Shower Room

Bedroom
10'5" x 9'7" (3.18 x 2.94)

Bedroom
8'2" x 9'8" (2.51 x 2.97)

Bathroom

Front & Rear Gardens

Detached Garage
15'1" x 8'2" (4.6 x 2.5)

FEATURES

- Double Fronted Detached House
- Sought after Village location
- Four Bedrooms
- Kitchen Breakfast Room
- Two bathrooms
- Secluded Rear Garden
- Well Presented Throughout
- Detached Garage and Driveway

