

**RUSH
WITT &
WILSON**



**Gillside Station Road, Crowhurst, East Sussex TN33 9DB
£875,000 Freehold**

Nestled within the picturesque village of Crowhurst, this exceptional four bedroom, three bathroom detached residence has been comprehensively extended and exquisitely refurbished to an exacting standard, creating a beautifully balanced home of space, light and versatility. Perfectly positioned for both tranquillity and connectivity, the property lies within easy reach of the village amenities, including the mainline station with direct links to London, while the historic charm of Battle and the coastline at St Leonards are just a short drive away. The ground floor has been thoughtfully designed for modern living, centred around a magnificent open-plan kitchen, dining and family space extending over 23ft. Finished with sleek quartz worktops, high quality integrated appliances and striking bi-fold doors, this space flows effortlessly onto the garden, ideal for both everyday living and hosting. A separate bay-fronted living room with wood burner offers a more intimate retreat, while an additional reception/music room provides further flexibility. A double bedroom, stylish shower room and utility area complete the ground floor, lending itself perfectly to guest accommodation or independent living. Upstairs, three beautifully proportioned double bedrooms include a luxurious principal suite with dressing area and elegant en-suite, complemented by a contemporary family bathroom. The property is approached via gated access, offering ample private parking. To the rear, a stunning raised composite terrace with glass balustrade enjoys a desirable westerly aspect, overlooking the expansive garden and adjoining woodland. The grounds extend to approximately 170ft, incorporating mature planting, a gentle stream and a private woodland area, creating a truly serene and secluded setting.

A refined village home of distinction, offering both lifestyle and luxury in equal measure.









Floor 0



Floor 1



Approximate total area⁽¹⁾

205 m²

2208 ft²

Reduced headroom

4.4 m²

47 ft²

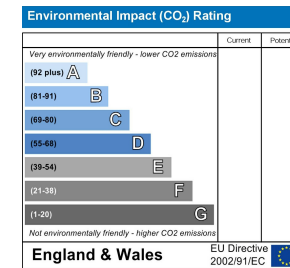
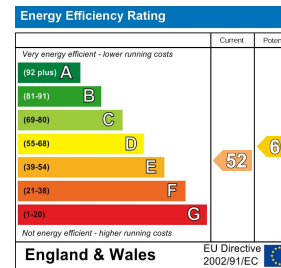
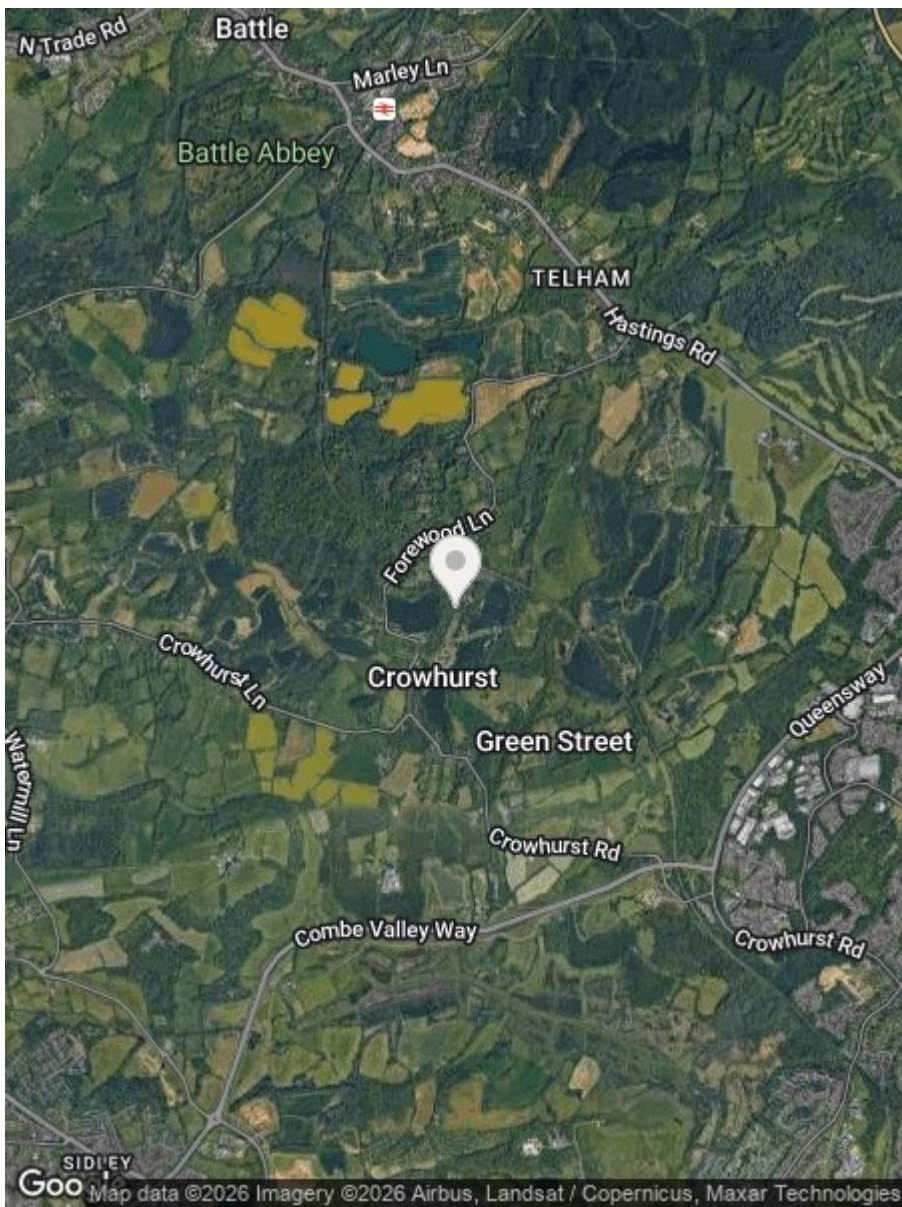
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**