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**Southfields Sandrock Hill, Crowhurst, Sussex TN33 9AY
Offers In The Region Of £539,000 Freehold**

A Village Lifestyle with Countryside Views – Beautifully Modernised Detached Home in Crowhurst

Set in the sought-after village of Crowhurst, this beautifully modernised detached home offers an exceptional balance of countryside tranquillity and convenience.

Positioned on elevated ground, it enjoys far-reaching views while remaining within easy reach of nearby towns and transport links.

Light, bright and thoughtfully arranged, the accommodation provides predominantly single-level living, with a versatile lower-level third bedroom ideal as a guest suite, home office or creative space. There are three double bedrooms in total, including one with en-suite, alongside a contemporary family shower room.

The modern fitted kitchen overlooks the generous gardens and is supported by a practical utility room. At the heart of the home, the spacious living/dining room features a wood burner and flows into an adjoining area currently used as a home office, creating a flexible and sociable living space.

Outside, the landscaped gardens make the most of the elevated position, with multiple Indian sandstone terraces ideal for outdoor dining and relaxation. A detached garage and off-road parking add further practicality.

Crowhurst offers the charm of a traditional Sussex village surrounded by countryside walks, with a nearby mainline station providing convenient rail links. Hastings, Bexhill and the historic town of Battle are all within easy reach, offering a wide range of amenities.

Combining modern comfort, versatile accommodation and a superb village setting, this is a rare opportunity to enjoy Sussex rural living. Perfect as a peaceful retreat or full-time home, it offers a slower pace of life with open views, fresh air and the chance to relax, entertain and fully embrace village living.







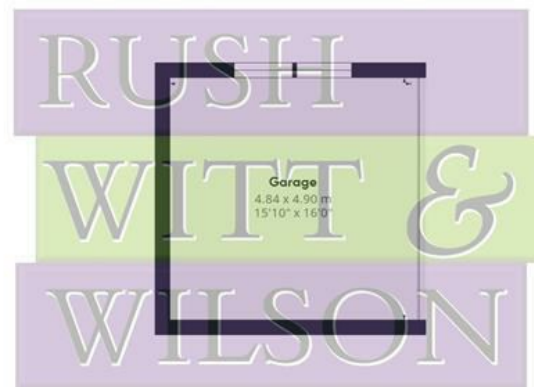


Floor 0 Building 1

Approximate total area⁽¹⁾

136.4 m²

1468 ft²

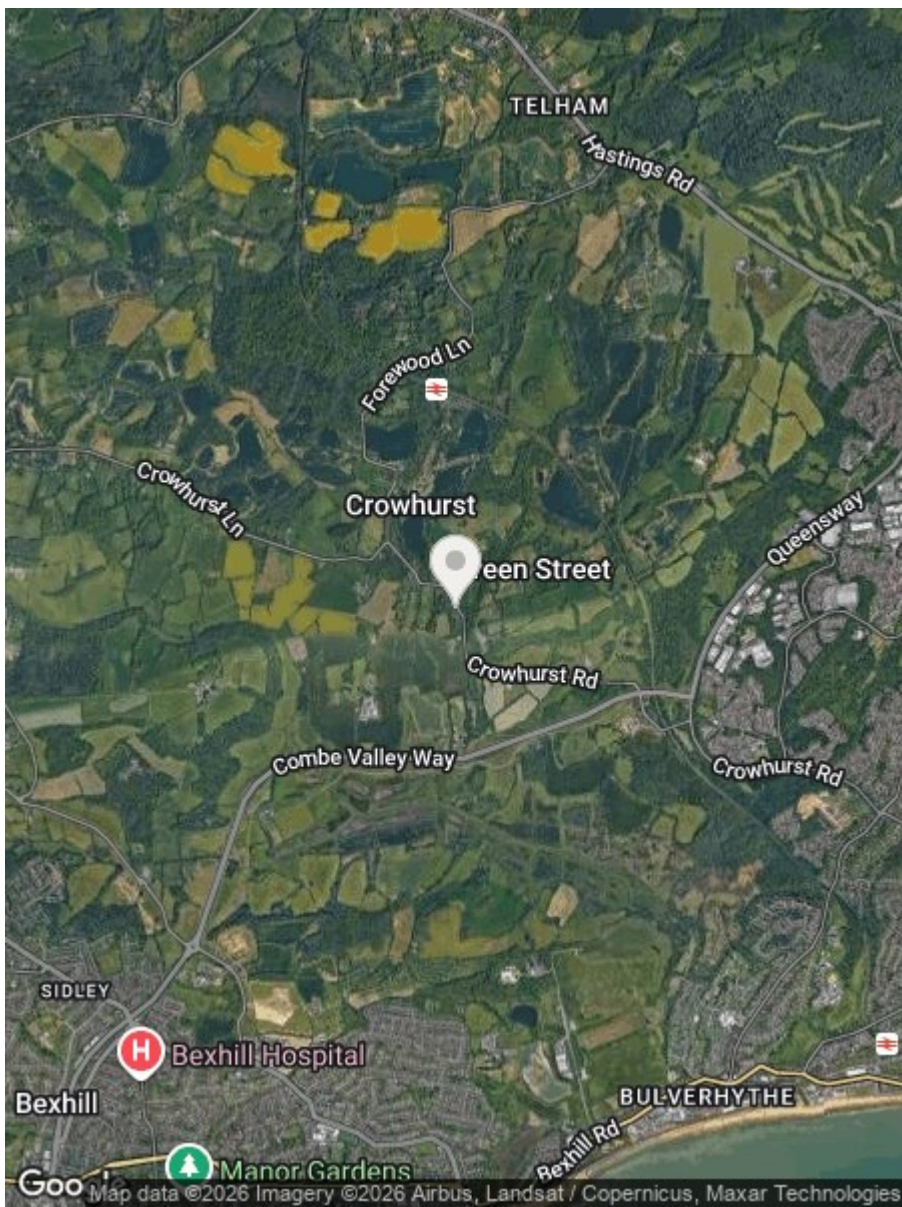


Floor 0 Building 2

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	72
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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