

Netherwylde Butchers Lane, Three Oaks, East Sussex TN35 4NG
£499,950 Freehold

Nestled in the charming rural village of Three Oaks, Butchers Lane presents an attractive modern detached family house that is sure to impress. This property offers a delightful blend of comfort and style, making it an ideal home for families. The accommodation is thoughtfully arranged over three floors, featuring two spacious reception rooms that provide ample space for relaxation and entertaining. The triple aspect living room is particularly inviting, allowing natural light to flood the space, while the separate dining room is perfect for family meals or hosting guests. The refitted kitchen is both functional and stylish, complemented by a convenient utility room and a downstairs cloakroom/wc. This home boasts four well-proportioned bedrooms, including a master suite with an en-suite bathroom for added privacy. The generous shower room has been recently modernised, ensuring a contemporary feel throughout. Two of the additional bedrooms are interconnecting and located on the second floor, offering lovely views of the surrounding area. The property benefits from gas-fired central heating, enhanced by solar panels that provide hot water, ensuring energy efficiency. Double glazing throughout adds to the comfort and warmth of the home, while the recent installation of mains drainage is a practical advantage. Outside, the property features ample off-road parking and a generous front garden, alongside a level enclosed garden to the rear, perfect for outdoor activities and family gatherings. With its idyllic location, close to a railway station providing easy access to the historical coastal town of Hastings and the ancient Cinque Port town of Rye, this property is ideally situated for both leisure and convenience. An internal viewing is highly recommended to fully appreciate all that this wonderful home has to offer.








RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

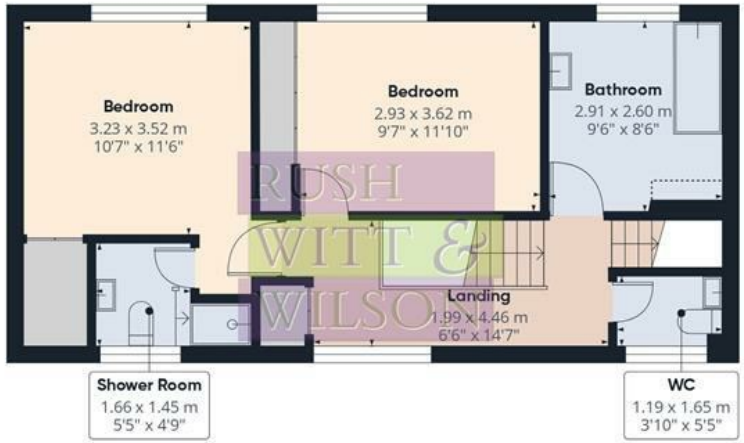

RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

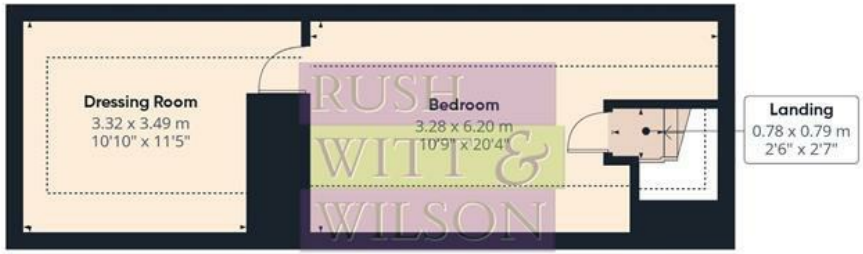

RUSH
WITT &
WILSON



Floor 0



Floor 1





Floor 2

RUSH WITT & WILSON

Approximate total area(1)

138.6 m²

1490 ft²

Reduced headroom

13.2 m²

142 ft²

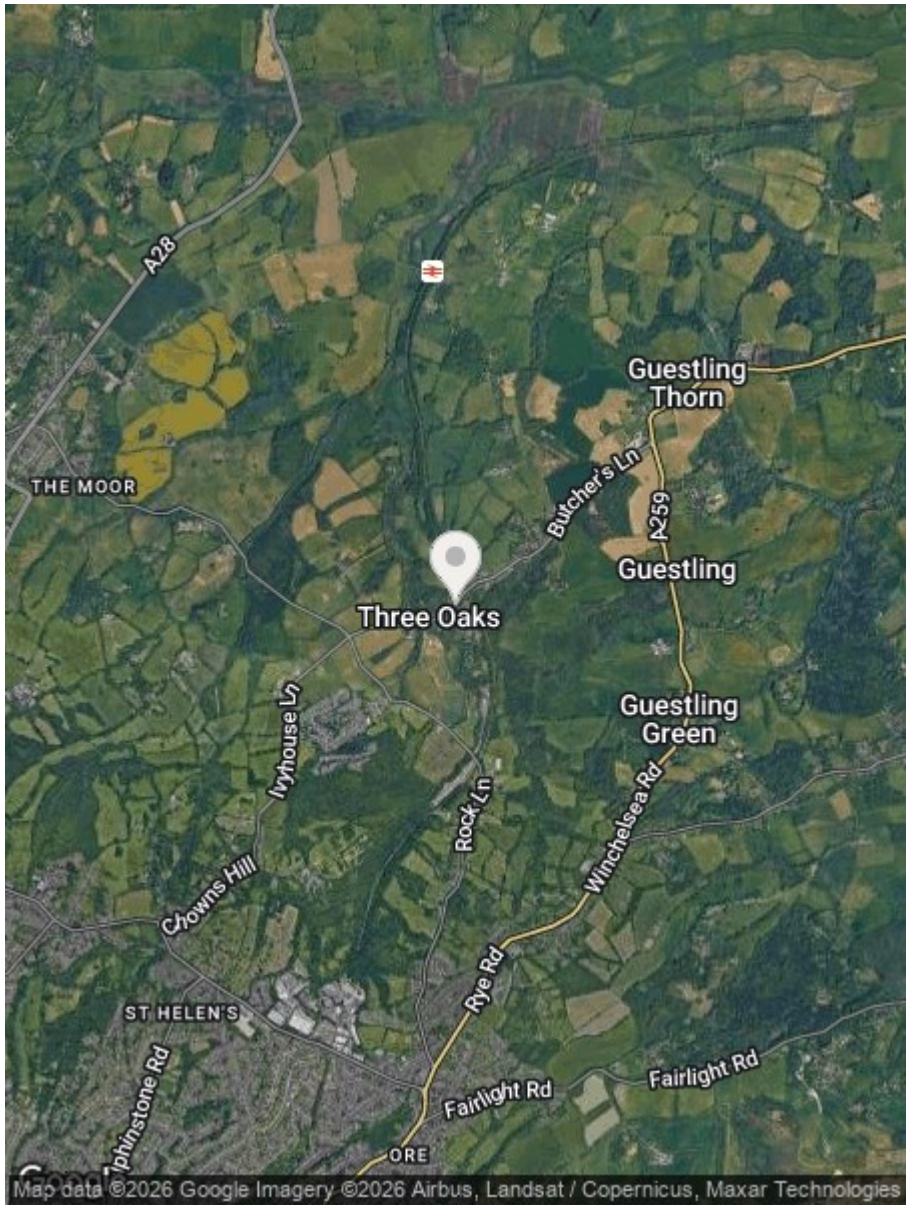
(1) Excluding balconies and terraces

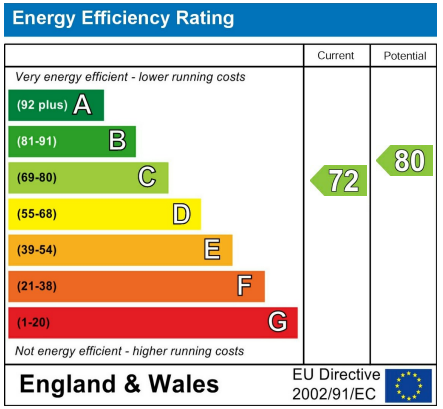
Reduced headroom

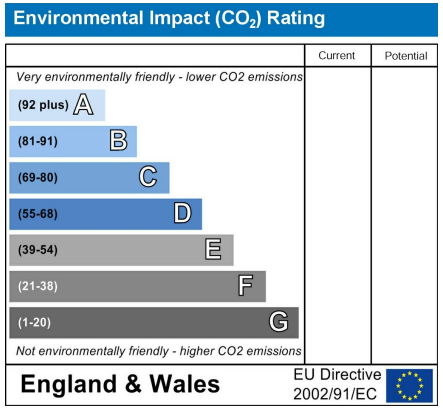
..... Below 1.5 m/5 ft

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

GIRAFFE360







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

The Property Ombudsman
Relocation agent network

Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk