

**RUSH  
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**Homestill, Cripps Corner Road, Staplecross, East Sussex, TN32 5QA.  
£385,000 Freehold**

**Chain free - An attractive and deceptively spacious three bedroom end of terrace cottage located within the highly desirable village of Staplecross. Constructed in 2016 this delightful home provides a generous living space both inside and out, comprising a large entrance hall, further central hall with built in storage, laundry area and wc, modern kitchen/breakfast room and spacious double aspect main living room. First floor accommodation comprises three bright double bedrooms with French doors and balcony to the master bedroom and well appointed bathroom suite complete with shower. Externally the property enjoys a shingled terrace providing a private seating area with level area of lawn complete with garden shed. To the front provides off road parking for two vehicles. Staplecross village enjoys a newly managed and family friendly pub serving food, village store with post office, well regarded local primary school and also provides easy access to both the A21 and only 5.5 miles from Robertsbridge mainline station with regular services to London Charing Cross.**



## Front Door

Part glazed timber door leading into:

## Generous Reception Hall

13'1 x 6'2 (3.99m x 1.88m )

Timber effect laminate flooring, inset coir matting, obscure windows to the side elevations, internal part glazed door leading into:

## Inner Hallway

14' x 11'1 (4.27m x 3.38m )

Timber effect laminate flooring, timber double glazed window to the rear aspect, staircase extending to first floor, built-in cupboard with hanging rail and shelf above, plumbing for appliances below the staircase with laminated timber countertop, radiator, slight step up to:

## Cloakroom/WC

Wood effect laminate flooring, wall mounted hand basin, push flush wc, ceiling light and extractor fan.

## Kitchen/Breakfast Room

11'1 x 11'4 (3.38m x 3.45m )

Timber effect laminate flooring, window to the front aspect, open access to the living room and the kitchen end hosts a variety of matching base and wall units with contemporary high gloss doors and brush stainless steel furniture, oak effect laminate countertops, inset one and a half stainless bowl with drainer and tap, metro splashbacks and cill, inset four ring Lamona gas burner with oven below, undercounter space for slimline dishwasher, tower unit housing the Worcester gas boiler and consumer unit, space for breakfast table and chairs, undercounter space for further appliances.

## Sitting Room

14'4 x 15' (4.37m x 4.57m )

Open access from the kitchen/breakfast room, double aspect room with windows to front and side with radiators below.

## First Floor

## Landing

Access panel to loft, thermostat, radiator.

## Bathroom

8'9 x 6'9 (2.67m x 2.06m )

Timber effect vinyl flooring, velux window to the rear, pedestal wash basin with tiled splashback, tile panelled bath suite with rinser attachment, push flush wc, chrome heated towel radiator, shower cubicle with metro wall tiling and mixer, extractor.

## Bedroom Three

8'4 x 11'6 (2.54m x 3.51m )

Bay window to the front aspect with secondary glazing, radiator.

## Bedroom Two

15'1 x 8' narrowing to 5'5 (4.60m x 2.44m narrowing to 1.65m )

Window to the front aspect, radiator, built-in wardrobes.

## Master Bedroom

11'8 x 10' (3.56m x 3.05m )

Window to the side aspect overlooking the garden with secondary glazing, radiator, built-in wardrobe with twin hanging rails and light, French doors leading to balcony with side light windows.

## Balcony

Wrought iron railings overlooking the gardens and partial rural aspect to the rear.

## Outside

## Front of Property

Off road parking for three vehicles to the front elevation over hardstanding, high level fencing incorporating a gate leading from driveway into the rear garden.

## Rear Garden

Pea shingled path extending to the entrance and rear enclosed by high level close-board fencing, area of lawn to the side, rear garden laid to lawn enclosed by mature hedgerow to the front and low level panel fencing, garden shed, planted shrub borders.

## Agents Note

## Council Tax Band - D

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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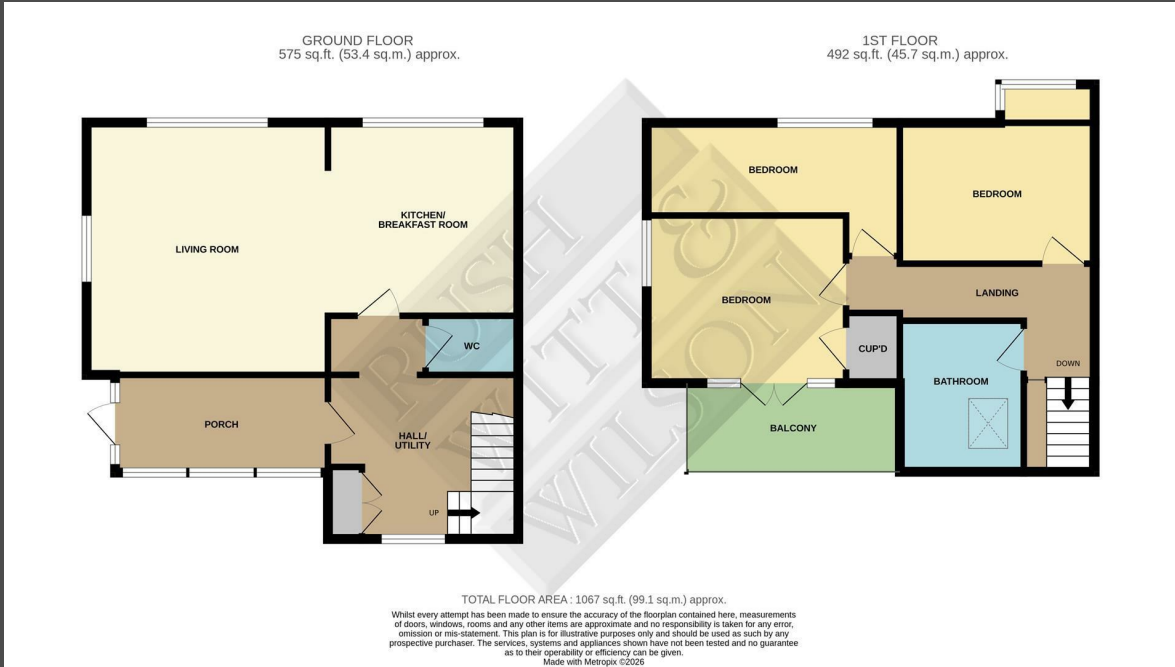
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	84
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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