

Dinas, Staplecross

£500,000 Freehold

Three-bedroom home with large front and rear gardens, triple-aspect living room, log burner, dark oak flooring, fitted blinds, kitchen with dining area, pantry, lean-to, double garage, ample parking, en suite main bedroom, dual-aspect second bedroom, and family bathroom



01424 772954
info@ashtonstripp.co.uk
33 High Street,
Battle,
TN33 0EH

Set within the sought-after village of **Cripps Corner**, this attractive three-bedroom freehold home offers generous gardens, flexible living space and excellent potential to extend, all while enjoying a well-connected yet rural setting.

Approached via a large front garden providing **ample off-street parking**, the property immediately impresses with its sense of space and light. Inside, the **triple-aspect living room** forms the heart of the home – a welcoming and versatile space featuring **dark oak flooring**, fitted Venetian blinds and a **log burner**, creating a cosy focal point for evenings in, while large windows ensure natural light throughout the day.

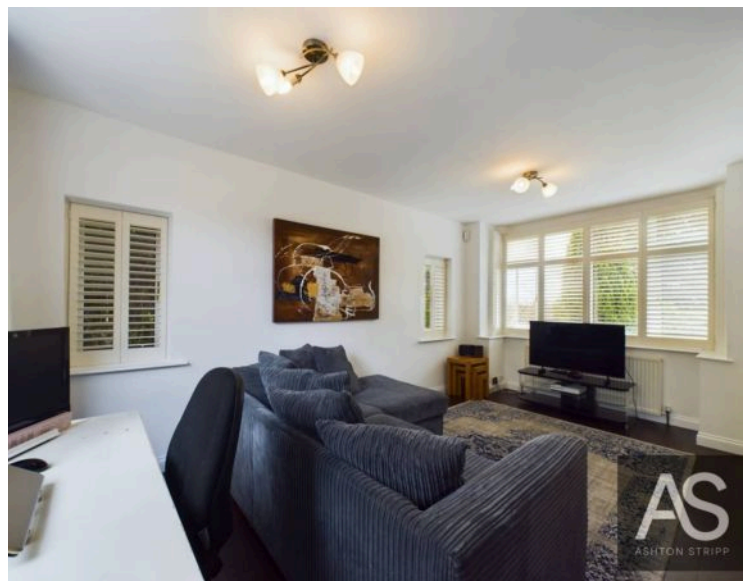
The **kitchen with dining area** sits at the front of the house and is well suited to everyday family life. Finished with white cabinetry and contrasting dark oak worktops, it offers plenty of storage and workspace, with room for a dining table for informal meals or entertaining. A **useful pantry** provides additional storage, while a **lean-to** links the front and rear gardens and offers practical access to the **double garage**.

Upstairs, the accommodation is well balanced and thoughtfully laid out. The **principal bedroom** benefits from triple-aspect views and its own **en suite shower room**, creating a comfortable and private retreat. The **second double bedroom** is bright and airy thanks to dual-aspect windows, while the **third bedroom** works equally well as a single room, nursery or home office. A **family bathroom** completes the first-floor layout.

Externally, the property continues to deliver. The **rear garden** is generous and peaceful, providing space for outdoor dining, play or gardening, with a shed and convenient side access. The front garden not only enhances privacy but also offers excellent parking capacity.

Importantly, the property presents **exciting future potential**. Former planning consent (RR/2017/853/P) was granted for a garage conversion and two-storey extension, allowing scope to create additional bedrooms and living space, subject to renewed permissions – an appealing opportunity for those looking to adapt the home over time.

Cripps Corner lies within the parish of **Staplecross**, close to **Staplecross Methodist Primary School** and **Claverham Community College**, making it a practical choice for families. The location provides straightforward access to **Battle, Rye and Hastings**, offering a balance of village life, countryside surroundings and wider amenities.



- Lapsed planning permission offering future potential, subject to renewal
- Large driveway providing generous off-street parking
- Attractive, well-presented front gardens enhancing kerb appeal
- Good-sized rear garden with patio area, ideal for outdoor dining
- Useful workshop for storage or hobbies
- Hard flooring throughout the ground floor for practical living
- Newly carpeted throughout the upstairs
- Two well-proportioned reception rooms
- Triple-aspect principal bedroom with en suite shower room
- Attached double garage with connecting lean-to for added flexibility



Dinas is set within the village of Staplecross, offering everyday amenities, well-regarded local schools and a strong community feel. Surrounded by countryside yet well connected to Battle, Rye and Hastings for wider services and mainline rail links.





This floor plan shows a 3-bedroom house with a total area of 1,200 sq. ft. The layout includes a large garage (16'7" x 21'7", 5.07 x 6.60 m) on the left, a sunroom (4'5" x 21'10", 1.36 x 6.66 m) at the top, and a central hallway (6'6" x 12'1", 1.99 x 3.70 m) with a staircase. The house features three bedrooms (each 10'0" x 10'0", 3.05 x 3.05 m), a kitchen (7'6" x 21'5", 2.29 x 6.54 m), a living room (12'0" x 16'4", 3.66 x 5.00 m), and a dining area (5'7" x 10'6", 1.71 x 3.21 m). The plan also shows a bathroom (5'0" x 7'6", 1.52 x 2.31 m), a closet (3'0" x 4'0", 0.91 x 1.22 m), and a terrace (10'0" x 10'0", 3.05 x 3.05 m). The house is situated on a lot of 1,200 sq. ft. with a front yard and a back yard.

| Room | Dimensions (ft x in) | Dimensions (m x m) |
|-------------|----------------------|--------------------|
| Sunroom | 4'5" x 21'10" | 1.36 x 6.66 |
| Garage | 16'7" x 21'7" | 5.07 x 6.60 |
| Bedroom 1 | 10'0" x 10'0" | 3.05 x 3.05 |
| Bedroom 2 | 10'0" x 10'0" | 3.05 x 3.05 |
| Bedroom 3 | 10'0" x 10'0" | 3.05 x 3.05 |
| Kitchen | 7'6" x 21'5" | 2.29 x 6.54 |
| Dining Area | 5'7" x 10'6" | 1.71 x 3.21 |
| Living Room | 12'0" x 16'4" | 3.66 x 5.00 |
| Hallway | 6'6" x 12'1" | 1.99 x 3.70 |
| Bathroom | 5'0" x 7'6" | 1.52 x 2.31 |
| Closet | 3'0" x 4'0" | 0.91 x 1.22 |
| Terrace | 10'0" x 10'0" | 3.05 x 3.05 |

GIRAFFE 360