

**RUSH
WITT &
WILSON**



3 Sawpits Mill Lane, Hooe, East Sussex TN33 9HR
Guide Price £400,000 - £425,000 Freehold

Guide Price £400,000 – £425,000

Hidden down a quiet, picturesque lane, this enchanting attached home captures the very essence of country living. Overflowing with character and charm, it offers a serene retreat where modern comfort meets timeless appeal.

Step inside to a light-filled interior, elegantly decorated in soothing neutral tones, where every room flows effortlessly. The dual-aspect sitting and dining room is the heart of the home, complete with a cosy wood-burning stove and French doors that open onto the garden, inviting you to linger over a morning coffee or evening glass of wine.

The bespoke kitchen/breakfast room is a true country haven, with handcrafted wooden worktops, a warming Rayburn, and space for relaxed family meals. Upstairs, three generously sized bedrooms provide restful retreats, each with delightful views of the surrounding countryside and garden. A beautifully appointed bathroom completes the accommodation.

Outside, the garden is a storybook delight. Sun-dappled and beautifully landscaped, it features vibrant flower borders, mature trees, a decked seating area, a charming summerhouse, and a bespoke treehouse – a magical space for children and adults alike. A brick-built workshop and additional store provide practical touches without disrupting the garden's idyll.

Set within a peaceful lane yet perfectly placed for the seaside towns of Bexhill and Eastbourne, and the historic market town of Battle with its mainline station to London Charing Cross, this home is a rare combination of tranquility and accessibility.

For those who dream of a home that feels like a warm embrace, with a garden that whispers of summer afternoons and quiet winter evenings by the fire, this property offers a truly enchanting escape.

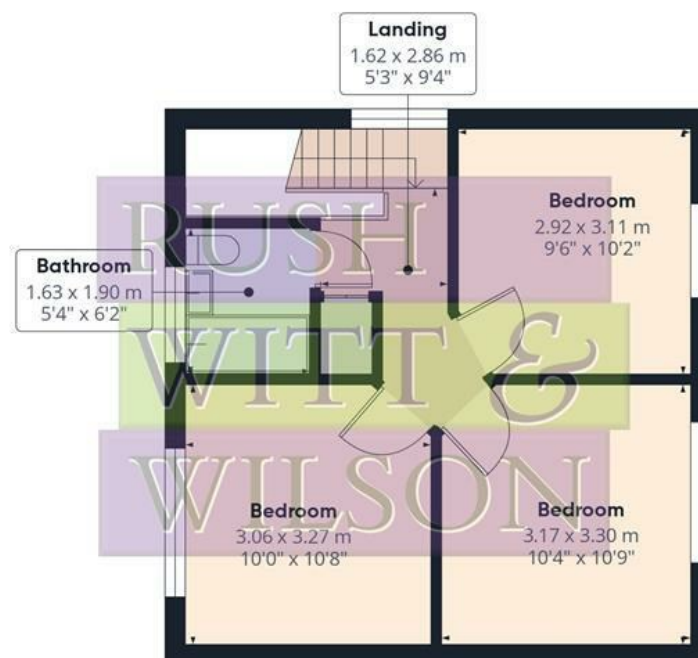








Floor 0



Floor 1

Approximate total area⁽¹⁾

76.7 m²
825 ft²

Reduced headroom

0.6 m²
7 ft²

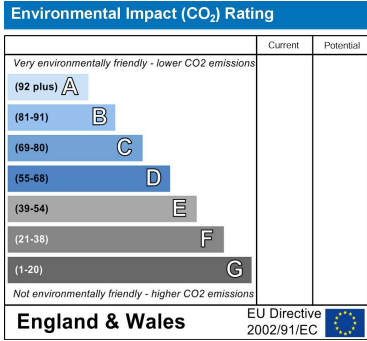
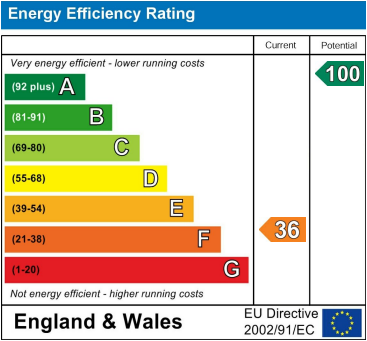
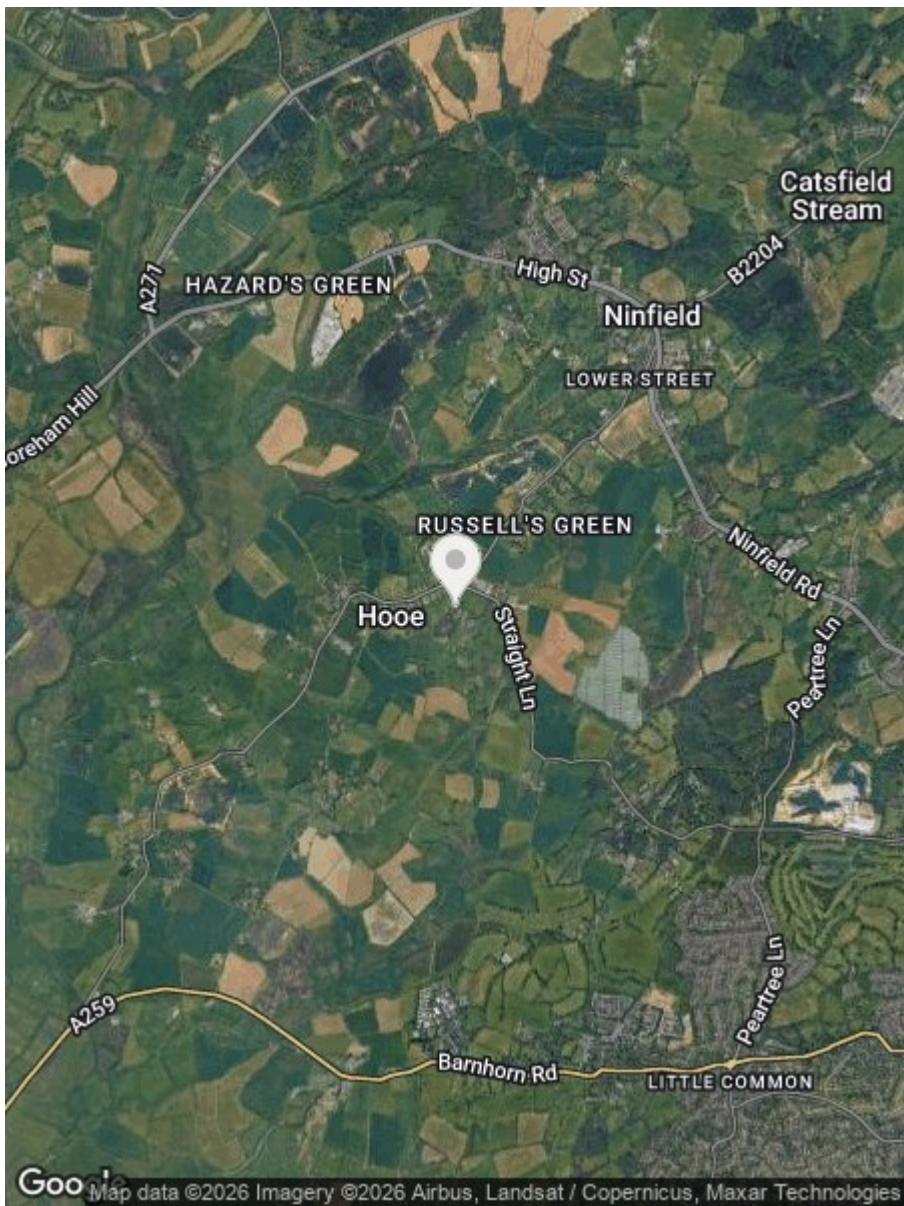
(1) Excluding balconies and terraces

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 - C

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**