



## Directions

## Viewings

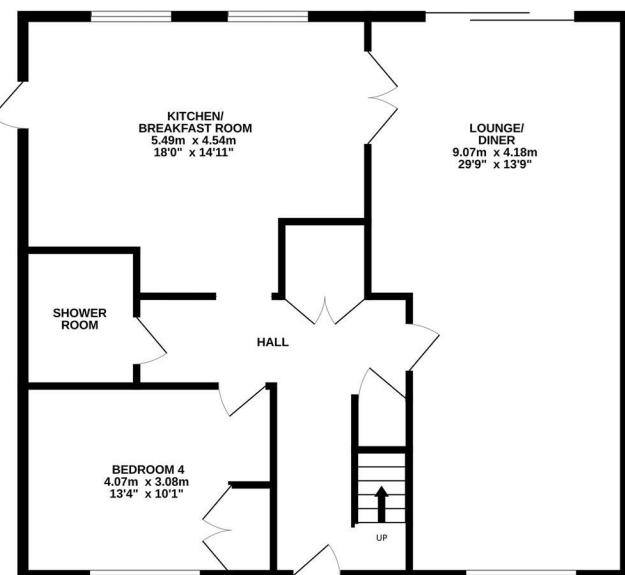
Viewings by arrangement only. Call 01825 701 030 to make an appointment.

## EPC Rating

A

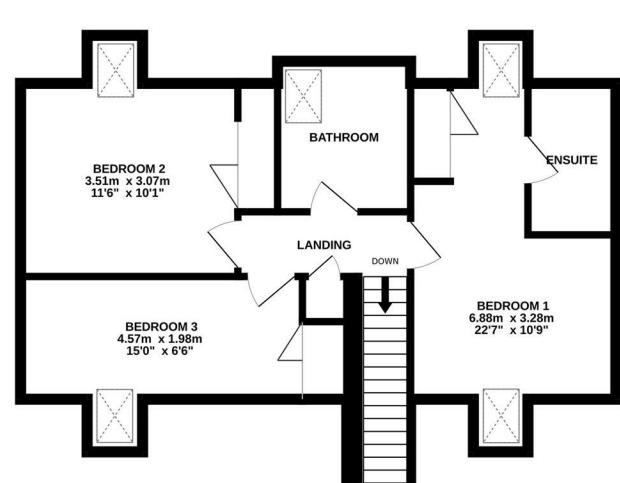
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	95	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Peter Oliver



TOTAL FLOOR AREA : 143.5 sq.m. (1544 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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7 Squires Lane, Framfield, TN22 5FH

£1,800 Per month

- Newly Built Detached House
- En-Suite to Master Bedroom
- Stunning Countryside Views
- Semi-Rural Location
- Viewing Advised
- Four Bedrooms
- Downstairs Shower Room
- High Specification
- Deceptively Spacious
- EPC A - 95

# 7 Squires Lane, Framfield TN22 5FH

A deceptively spacious, brand new detached, energy efficient house offering a rare A rated EPC.



Council Tax Band: New Build

A deceptively spacious, brand new detached, energy efficient house offering a rare A rated EPC. The house has air source heat pump, solar panelling and underfloor heating to the ground floor. The house is light and spacious throughout with a large entrance hall. The stunning kitchen/breakfast room offers a range of base and eye level storage cupboards, oven, hob & extractor fan, space and plumbing for washing machine and dishwasher, space for fridge/freezer. The impressive sitting room/dining room is a really good size with patio doors to the rear garden. A bedroom and shower room/WC complete the ground floor accommodation. Upstairs there is a master bedroom with en-suite shower room along with two further bedrooms and a family bathroom comprising panelled bath, wash hand basin and WC. Outside the rear garden is mainly laid to lawn with a patio area and stunning countryside views. There is a parking area alongside the house. The property is offered to let long term, unfurnished and available immediately.

