



**** Chain Free **** Burgess & Co are delighted to bring to the market this unique property with scope for improvement and situated in the idyllic village of Crowhurst. Ideally located being within close proximity to a mainline railway station, primary school and village pub. This historic town of Battle is within 5 miles with its array of shopping facilities, restaurants, popular secondary school and Battle Abbey. St Leonards On Sea is also under 5 miles away with further independent shops, restaurants and seafront. The accommodation is arranged to provide to the ground floor an entrance hall, three double bedrooms, two with en-suite bathrooms, a family shower room, a study and access to the garage. Steps lead down to the 31'1 living/dining room with large feature picture window, a fitted kitchen, a utility room and access to the pool room. To the first floor accessed via a spiral staircase there is a further double bedroom. The property benefits from oil fired central heating and double glazing. To the outside there is off road parking for several cars and to the rear there is a delightful, enclosed garden with patio area and a variety of mature plants, shrubs, and trees. Viewing is essential to truly appreciate all that this property has to offer.

- Entrance Hall

With stained glass window, original open fire, handmade spiral staircase, door to Garage.
- Shower Room

6'6 x 6'4
Comprising shower cubicle, low level w.c, vanity mirror, pedestal wash hand basin, tiled walls & floor.
- Bedroom

10'0 x 10'0
With radiator, window to the rear.
- Bedroom

12'9 x 12'6
With radiator, fitted cupboards, window to the side. Door to
- En-suite Bathroom

7'8 x 6'3
Comprising bath, low level w.c, pedestal wash hand basin, vanity unit, tiled walls, frosted window to the side.
- Loft Room/Bedroom

11'1 x 9'6
Currently used as an office with window.
- Galleried Landing

20'4 x 9'4
With seating area, radiator, stairs to Lower Floor, window to the side. Door to
- Main Bedroom

12'6 x 11'9
With radiator, window to the side & rear, opening to
- Dressing Room/Study

8'5 x 7'6
Currently used as a study with door to

- En-suite Bathroom

9'3 x 7'6
Comprising sunken bath with shower over, his & hers pedestal wash hand basins, bidet, low level w.c, extractor fan, tiled walls & floor, double glazed frosted window to the rear.
- Lower Floor

Living/Dining Room

31'1 x 19'5
With radiator, parquet flooring, wood burner, storage cupboard, floor to ceiling window, window overlooking the pool room, door with stairs to Basement, double glazed doors to the pool room. Archway to

Kitchen

12'8 x 8'7
Comprising farmhouse style units, solid wood worksurface, Butler sink, electric hob, eye level double oven, space for dishwasher, space for American fridge/freezer, tiled floor, window to the rear.

Utility

10'5 x 8'7
Comprising space for appliances, oil boiler, water cylinder, window to the rear.

Pool Room

26'8 x 10'2
With radiator, tiled floor, sunken pool with steps, polycarbonate roof, double glazed windows, door to garden.

Garage

16'4 x 12'9
Currently being used as a bedroom/reception with radiator, storage cupboards, window to the side.

- Outside

To the front there are wooden gates, a gravel driveway providing off road parking, leading to a Garage, mature shrubs and an electric car charger. To the rear there is an area of shingle, sleeper steps down to a patio area with an area of woodchip, a wendy house, mature shrubs & trees, a lower garden section being laid to woodchip with summerhouse, storage shed, a stream with bridge across and the garden enjoys privacy.
- NB

Council tax band: D

