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BURGESS & CO.
01424 222255

Gillside, Station Road, Crowhurst, TN33 9DB

£899,950 Freehold



Burgess & Co are delighted to bring to the market this bright and spacious executive detached house, situated in the idyllic and charming village of Crowhurst. Ideally located being within close proximity to a mainline railway station to London, a local primary school and a village pub. The 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 comprises to the ground floor a front door leading into a 24'5ft living room, a modern 23'7ft kitchen/dining room, a further reception room, a double bedroom, a modern shower room and a utility room also giving access to the front of the property. To the first floor there are three double bedrooms one with a modern en-suite shower room and a family bathroom. To the outside there is gated access providing ample off road parking and to the rear there is a raised composite decked area enclosed with glass balustrades overlooking the extensive enclosed garden, that backs on to a PRIVATE area of WOODLAND. Viewing is considered essential to not only appreciate all that this property has to offer, but also the quintessential location.

- Entrance

Double glazed front door to
- Living Room

24'5 x 13'9

With two radiators, eco wood burner with tiled hearth, two double glazed bay windows with fitted blinds.
- Kitchen/Diner

23'7 x 22'6

Comprising matching range of wall & base units, quartz worksurface, inset sink unit, Rangemaster cooker, tiled splashbacks, integrated fridge & dishwasher, integrated wine cooler, space for American fridge/freezer, breakfast area, inset ceiling spotlights, tiled floor, under floor heating, sky lantern, two double glazed windows, two bi-fold doors to the rear.
- Inner Hall

With radiator, stairs to first floor, understairs storage cupboard, fitted cupboard with double glazed window, double glazed door to the rear.
- Shower Room

6'7 x 4'3

Comprising double shower cubicle, vanity unit with inset wash hand basin, low level w.c, LED mirror with shaver point, tiled walls & floor, radiator, double glazed frosted window to the rear.
- Bedroom

14'2 x 12'1

With radiator, double glazed window to the front with fitted blinds. Door to
- Reception Room

25'0 x 8'9

With radiator, double glazed window to the front, double glazed window & door to the rear. Door to

- Utility Room

10'9 x 8'2

With worksurface, space for appliances, wall units, cupboard with access to engine room with cylinder & Worcester boiler, double glazed window to the rear. Door to the front.
- First Floor Landing

With two fitted cupboards, double glazed Velux window.
- Bedroom

18'2 x 17'8

With radiator, dressing area, double glazed window to the rear. Door to
- En-suite Shower Room

7'3 x 6'4

Comprising double shower cubicle, low level w.c, vanity unit with inset wash hand basin, LED mirror cabinet with demister & shaver point, tiled walls & floor, extractor fan, heated towel radiator, storage cupboard, double glazed frosted window to the front with fitted blind.
- Bedroom

17'3 x 14'3

With radiator, access to eaves storage, double glazed window to the rear.
- Bedroom/Office

11'7 x 9'1

With radiator, double glazed window to the rear.
- Bathroom

7'5 x 6'5

Comprising bath, low level w.c, wash hand basin, LED mirror cabinet with demister & shaver point, double glazed frosted window to the front with fitted blind.
- Outside

To the front there are twin five bar wooden gates & open fencing, an area of

lawn, gas tank for central heating, flowerbeds housing shrubs, off road parking and access to both sides. To the rear there is a raised composite deck with glass balustrade enjoying a westerly aspect with beautiful views over the countryside, steps lead down to an extensive area of lawn being enclosed by mature hedging & fencing with garden sheds, a stream and access to a private area of woodland, which is on a separate title and extends to approximately 170ft.

NB

Council tax band: E

