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BURGESS & CO.
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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, oil 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

