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**Southfields Sandrock Hill, Crowhurst, Sussex TN33 9AY  
Guide Price £550,000 - £595,000 Freehold**

**\*\*GUIDE PRICE £550,000-£595,000\*\***

**Detached Family Home in the Heart of Crowhurst – Modernised, Light & Airy with Stunning Views.**

Set in the peaceful and tranquil village of Crowhurst, this beautifully modernised detached home is light, airy, and offers mostly single-floor living with a lower-level third bedroom, ideal as a guest room, office, or craft space. Accommodation comprises three double bedrooms, one of which that offers an ensuite, and a family shower room, providing flexible, family-friendly living. The modern fitted kitchen enjoys views over the generous garden, complemented by a utility room for practicality. The living/dining room, featuring a wood burner, flows seamlessly into an open space currently used as an office, creating versatile living zones bathed in natural light. Externally, the home is designed for outdoor enjoyment with multiple Indian sandstone patios and an elevated position that maximises far-reaching views across Crowhurst. A detached garage and off-road parking complete the practical offering. Perfectly positioned for convenience and lifestyle, the property is just a short trip to Crowhurst's mainline station, a short drive to nearby amenities, supermarkets, and the seaside towns of Hastings and Bexhill. Historic Battle, with its mainline station, shops, and community events, is also within easy reach, while nearby woodlands, tranquil surroundings, and access to highly regarded schools add to the appeal. This home combines contemporary updates, versatile and light-filled living spaces, outstanding gardens, and a superb village location, offering a unique opportunity for buyers seeking charm, practicality, and lifestyle in one property.







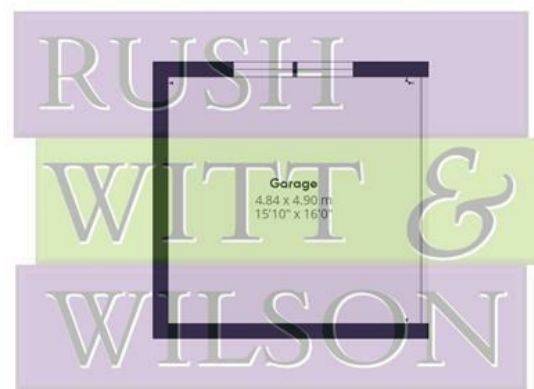


Floor 0 Building 1

Approximate total area<sup>(1)</sup>

136.4 m<sup>2</sup>

1468 ft<sup>2</sup>

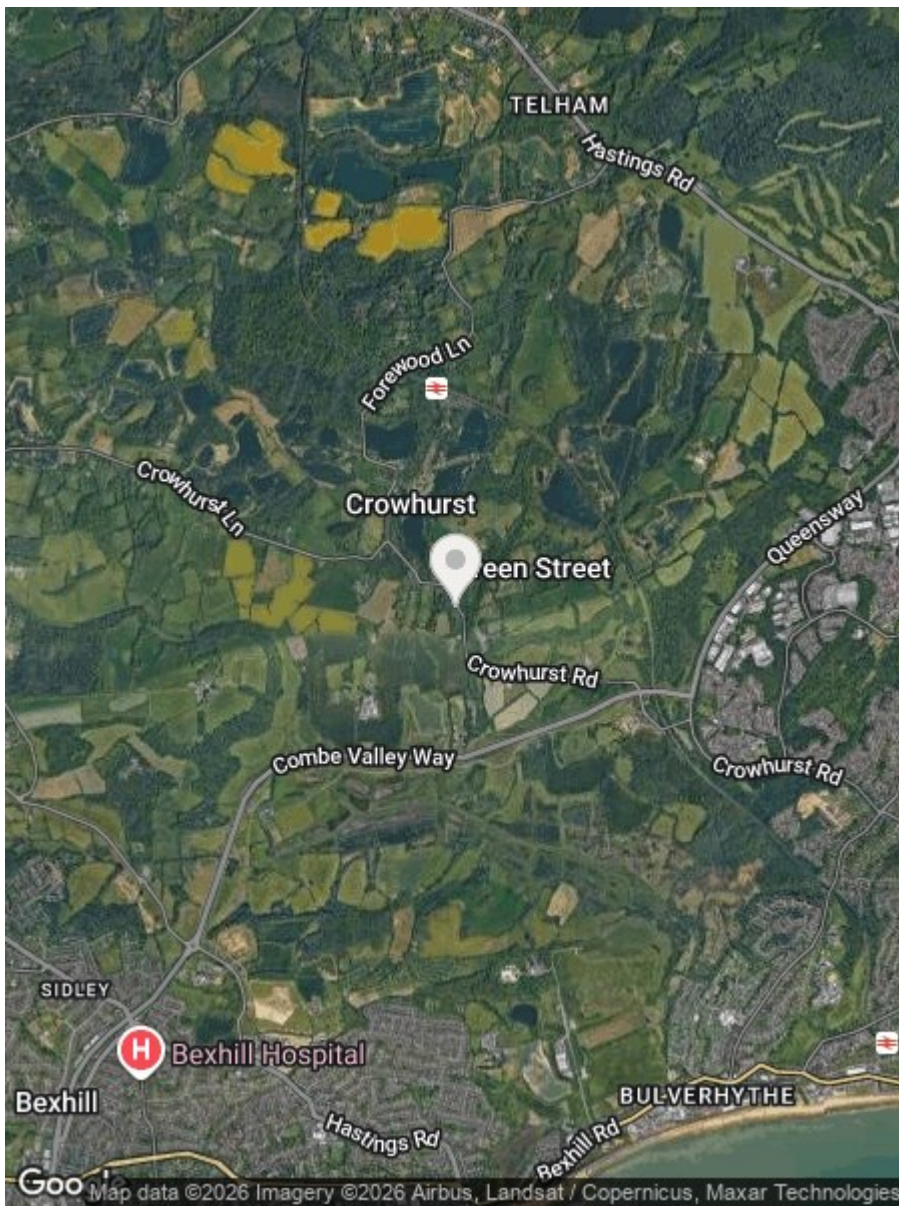


Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	72
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - E

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:

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