

**RUSH
WITT &
WILSON**



**Shirley Sandrock Hill, Crowhurst, East Sussex TN33 9AT
By Auction £235,000**

Nestled in the charming village of Crowhurst, is this delightful semi-detached bungalow offering a tranquil rural setting adjoining open fields to the rear. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. The property boasts two bedrooms, perfect for a small family or those seeking a peaceful retreat. Recently redecorated with new carpets, this chain-free bungalow is ready to welcome its new owners. The L-shaped sitting/dining room and kitchen provide a comfortable living space, ideal for relaxing or entertaining guests. One of the highlights of this property is the large 140 ft rear garden, offering plenty of space for outdoor activities or simply enjoying the fresh country air. Additionally, ample parking at the front of the property leads to a convenient garage, ensuring parking is never an issue. For nature enthusiasts, this bungalow is a dream come true, with easy access to local walks, the village public house, and a recreation ground. Furthermore, the proximity to a mainline station serving London Charing Cross makes commuting a breeze for those working in the city.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended



The property is approached via a hardstanding driveway and pathway leading to:

Entrance Porch

3'3" x 4'3" (1.01m x 1.32m)

Wooden and glazed bevelled entrance door to front, further wooden and glazed door leading through to:

L-Shaped Entrance Hall

11'11 x 12'5 (3.63m x 3.78m)

Radiator, airing cupboard housing hot water tank with slatted shelving, further built-in storage storage, newly fitted carpet, doors off to the following:

L-Shaped Sitting/Dining Room

21'4 x 15'7 (6.50m x 4.75m)

Triple aspect with double glazed windows to either side and to front flooded the room with natural light, two radiators, working fireplace with painted brick surround and wooden mantel set above, newly fitted carpet.

Kitchen

9' x 10'11 (2.74m x 3.33m)

Double glazed windows to side, range of matching high gloss wall and base units with work surfaces over, sink unit with side drainer with mixer tap, integral electric oven, four ring gas hob (supplied by a Calor gas bottle) with stainless steel extractor set above, space for fridge/freezer, space and plumbing for washing machine, open shelving, tiled floor, wooden and glazed door to side.

Bedroom One

12'9 x 8'5 (3.89m x 2.57m)

Double glazed window enjoying a stunning outlook over the rear garden and adjoining countryside, radiator, newly laid carpet.

Bedroom Two

8'6" x 16'7" (2.60m x 5.07m)

Double glazed window to rear with views over the rear garden and adjoining countryside, radiator, newly laid carpet.

Bathroom

9' x 5'4 (2.74m x 1.63m)

Double glazed opaque window to side, pedestal wash hand basin, panel enclosed bath with mixer tap and shower spray attachment, part tiled walls, tiled floor, radiator, heated towel rail.

Separate WC

Double glazed opaque window to side, low level wc, tiled floor, radiator.

Outside

Front Garden

Laid to lawn, enclosed with a combination of low close board fencing and brick wall enjoying a sunny southerly aspect, pathway to the side leading to the rear of the property via a gate, large area of hardstanding providing ample off road parking leading to:

Garage

Up and over door, window to rear, light and power, water tap.

Rear Garden

Enclosed with a combination of fencing and hedgerow, principally laid to lawn, mature trees, backing onto open farmland.

Agents Note

The heating is provided by an air source heat pump which also provides hot water.

None of the services or appliances mentioned in these

sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Please note, the property has flooded three times in the last five years. A property flood resilience report is available from the agents.

Modern Auction

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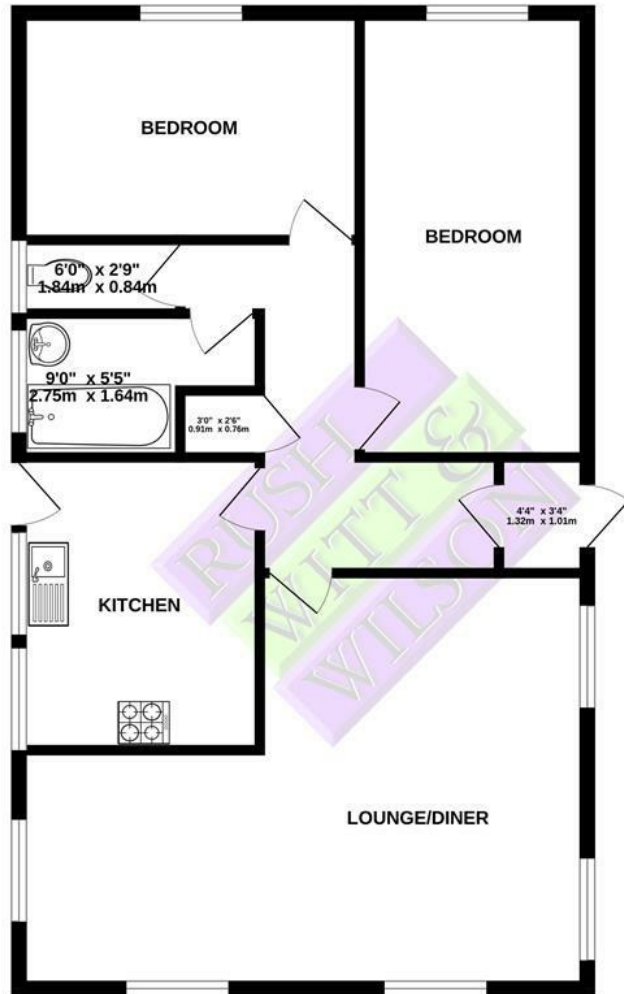
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Services may be recommended

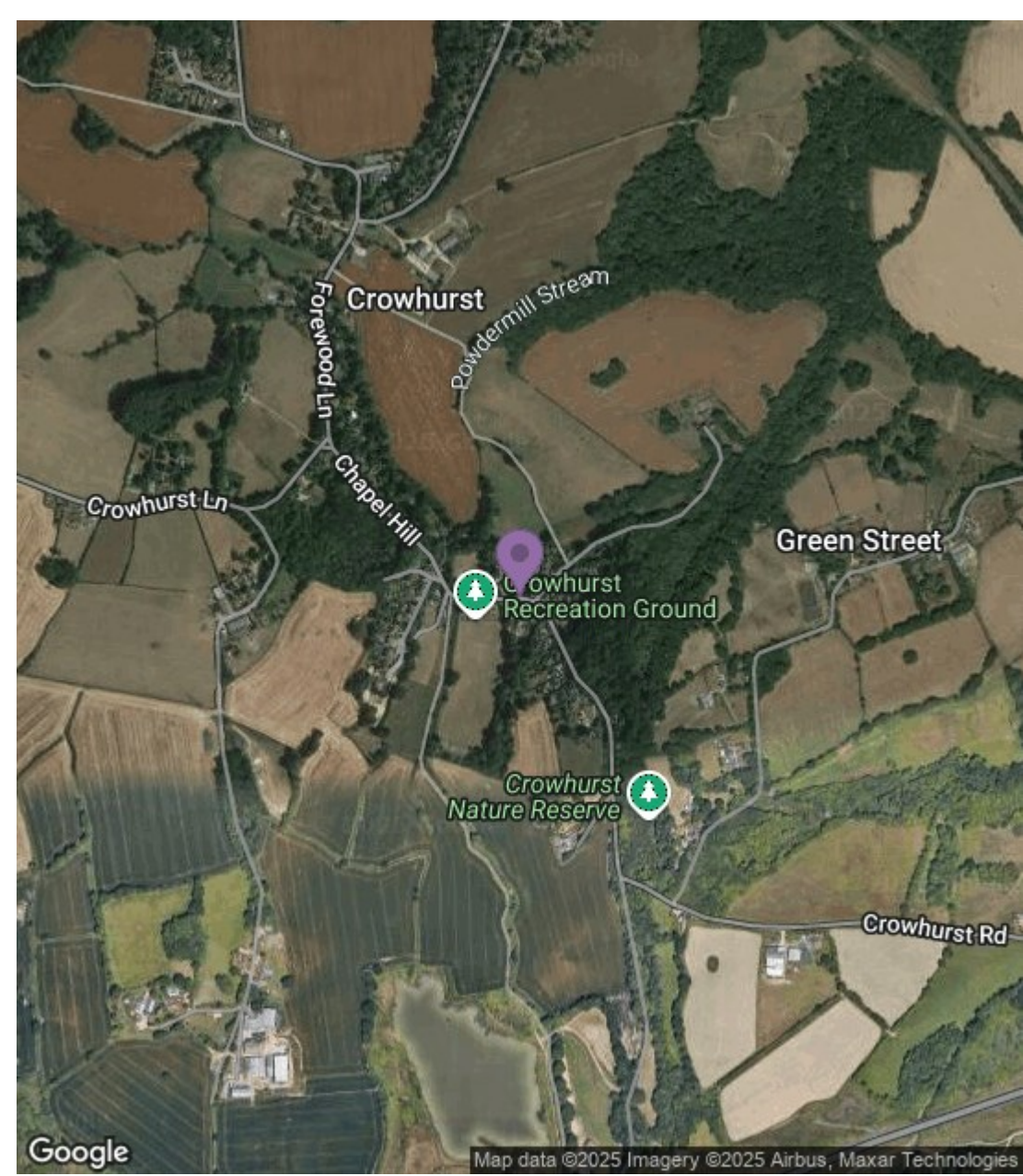


GROUND FLOOR
778 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.2 sq.m.) 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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