

**RUSH
WITT &
WILSON**



**14 Great Oak, Hurst Green, East Sussex TN19 7QF
£375,000**

This well presented detached family home is ideally located within a popular quiet cul-de-sac. Within easy access of the local shop, school and mainline station at Etchingam serving London Charing Cross.

The accommodation comprises an entrance hall, sitting room, stunning kitchen/dining room with access on to the garden. To the first floor there are three bedrooms and a family bathroom. Outside there is off street parking in front of a single garage and a delightful private rear garden.

An internal viewing is highly recommended to fully appreciate this fantastic family home.



Property approached via path way leading to a uPvc glazed front door leading into:-

Entrance Hall

With inset ceiling lighting, radiator, understairs storage cupboard housing the gas fired boiler and stairs to first floor.

Sitting Room

10'7 x 13'8 (3.23m x 4.17m)

Double glazed window to front aspect, ceiling and wall mounted lighting and radiator.

Kitchen/Dining Room

9'4 x 16'5 (2.84m x 5.00m)

Flooded with light via a double glazed window and set of sliding double glazed doors enjoying a delightful outlook over the rear garden and with ample space for a family dining table. The well appointed kitchen comprises of matching high gloss wall and base mounted units with soft close drawers and a quartz worksurface with matching up-turns and splash back with inset 1 1/2 bowl sink with mixer tap. Integral fridge, eye level Miele oven and additional combination oven/microwave, Miele induction hob with cooker hood over, integral Miele dishwasher and space for washing machine. Inset lighting and radiator.

First Floor

Landing

With ceiling lighting, loft hatch access with pull down ladder to a part boarded loft with lighting and airing cupboard housing immersion tank.

Bedroom One

9'6 x 9'8 (2.90m x 2.95m)

Double glazed window to rear aspect, ceiling lighting, radiator and built-in wardrobes.

Bedroom Two

11'5 x 8'2 (3.48m x 2.49m)

Double glazed window to front aspect, ceiling lighting and radiator.

Bedroom Three

8'2 x 8'3 (2.49m x 2.51m)

Double glazed window to front aspect, ceiling lighting, radiator and built-in wardrobes with drawers.

Bathroom

6'6 x 6'4 (1.98m x 1.93m)

Fitted with a concealed low level w.c, vanity wash hand basin with mixer tap and storage beneath, curved bath with concealed fittings and power shower over with glass screen, tiled floor with under floor heating, tiled walls, chrome heated towel rail, ceiling lighting and double glazed obscured window to rear aspect.

Outside

Front Garden

Neatly arranged to lawn with

Garage/Parking

19'9 x 8'2 (6.02m x 2.49m)

Single garage with barn style doors, power, lighting, eaves storage and double glazed window and door with rear garden access.

Rear Garden

The stunning garden is predominately laid to level lawn with a large paved seating area adjacent to the property, ideal for outdoor entertaining, with raised flower and vegetable beds, two apple trees, a tool shed and further shed with power and lighting and greenhouse. The garden is privately fence enclosed with exterior lighting a water tap and gated side access to the front of the property.

Agents Notes

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.

Council Tax Band D







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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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