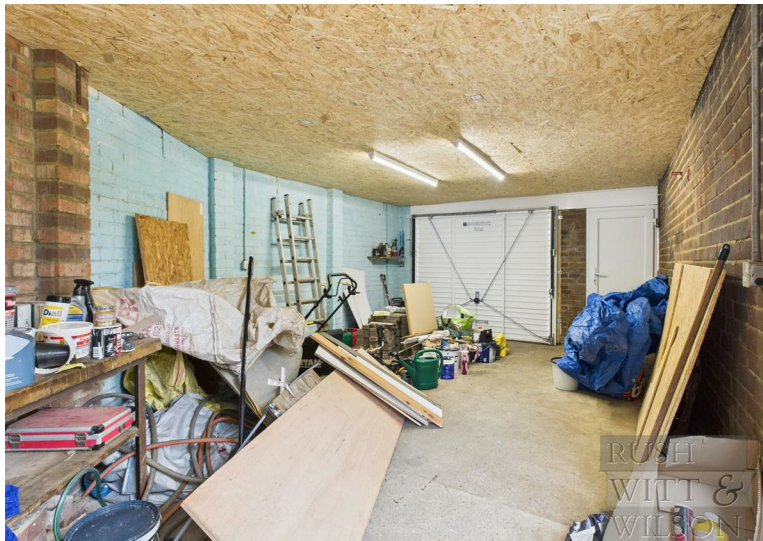


**RUSH  
WITT &  
WILSON**



**56 Darvel Down, East Sussex TN33 9QF**  
**Guide Price £325,000 - £375,000 - Freehold**

**\*\*\*Guide Price £325,000 - £350,000\*\*\*** This delightful three bedroom, two reception room end terrace house on Darvel Down offers a perfect blend of comfort and convenience. With its light and spacious interiors, this property is ideal for families or those seeking a peaceful retreat. Upon entering, you are welcomed by a gated driveway that provides off-street parking, along with a single garage with additional workshop space. The ground floor features a dual aspect sitting room, allowing natural light to flood the space, creating a warm and inviting atmosphere. The dining room, with its double doors leading to the garden, seamlessly connects to the newly fitted kitchen with a brand new Beko induction hob and electric oven. newly upgraded consumer unit along with EICR making it perfect for entertaining or family gatherings. A cloakroom and rear lobby complete the ground floor layout, enhancing the practicality of the home. Upstairs, you will find three well-proportioned bedrooms, with woodland view to the rear from the main bedrooms and a family bathroom. The rear garden is a true highlight, enclosed by a hedgerow for added privacy. It boasts a large paved seating area, ideal for al fresco dining or simply enjoying the tranquil surroundings. The garden backs onto woodland, providing a picturesque backdrop and a sense of serenity and a large potting shed at the bottom of the garden. This property is situated within the catchment area for Claverham School and is conveniently close to an excellent primary school, a village store/post office/cafe. With no onward chain, this home is ready for you to move in and make it your own. Don't miss the opportunity to own this charming property in a sought-after location.



The property approached via a gated driveway to a uPVC glazed entrance door leading through to:

**Entrance Hall**

12'8 x 5'6 max (3.86m x 1.68m max)  
Double glazed window to side aspect, radiator, stairs rising to the first floor, doors off to the following:

**Sitting Room**

11'11 x 17'10 (3.63m x 5.44m)  
Enjoying a double aspect via double glazed windows to front and side, wall lights, two radiators and feature fireplace.

**Dining Room**

14'1 x 11'11 (4.29m x 3.63m)  
Double glazed double doors providing views and access onto the rear garden, built-in storage cupboard, further built-in alcove storage, two radiators, opening leading through into:

**Kitchen**

10'7 x 8'6 (3.23m x 2.59m)  
Double glazed window to side aspect and fitted with a range of matching wall and base mounted units with a wood effect worksurface over, one and a half bowl stainless steel sink with side drainer and mixer tap, integrated electric oven and hob with stainless steel cooker hood over, space for washing machine, fridge and dishwasher, wall mounted gas fired boiler, wooden and glazed door leading through into:-

**Rear Lobby**

4' x 5'7 (1.22m x 1.70m)  
Obscured double glazed door providing access to the rear garden.

**Cloakroom/WC**

Double glazed obscure window to side aspect, low level wc, wash hand basin, radiator.

**First Floor**

**Landing**

9'4 x 5'6 (2.84m x 1.68m)  
Double glazed window to side aspect, loft hatch access, radiator, built-in storage cupboard, doors off to the following:

**Bedroom One**

14' x 11'11 (4.27m x 3.63m)  
Two double glazed windows to rear aspect with a delightful outlook over the rear garden and adjoining woodland, radiator, exposed wooden floorboards, alcove area with hanging rail which acts as a wardrobe.

**Bedroom Two**

11'9 x 9'1 (3.58m x 2.77m)  
Double glazed window to front aspect, radiator, exposed floorboards.

**Bedroom Three**

8'9 x 8' (2.67m x 2.44m)  
Double glazed window to front aspect, radiator, exposed floorboards, built-in wardrobe with hanging rail and shelving.

**Bathroom**

5' x 5'6 (1.52m x 1.68m)  
Double glazed obscure window to rear aspect, low level wc, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and separate electric shower over, part tiled walls, radiator.

**Outside**

**Front Garden**

Predominantly laid to lawn and is enclosed by mature hedgerows, driveway providing off street parking.

**Garage**

24'4 x 12'10 (7.42m x 3.91m)  
Forming an irregular shape with an up and over door, courtesy door to the front, further courtesy door to the rear, window and power points.

**Rear Garden**

The delightful rear garden has a pleasant outlook onto the adjoining woodland at the rear. With a large paved seating area adjacent to the rear of the property ideal for outdoor entertaining, leading down to a predominantly lawned garden which is hedgerow enclosed to the side and fenced to the rear.

**Agents Note**

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

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.





**Floor 0**



**Floor 1**

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

120.5 m<sup>2</sup>

1297 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>

12 ft<sup>2</sup>

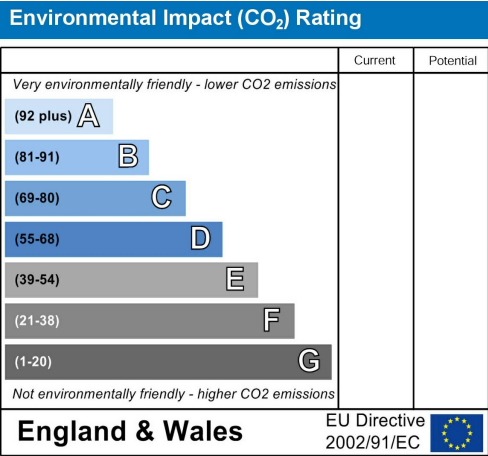
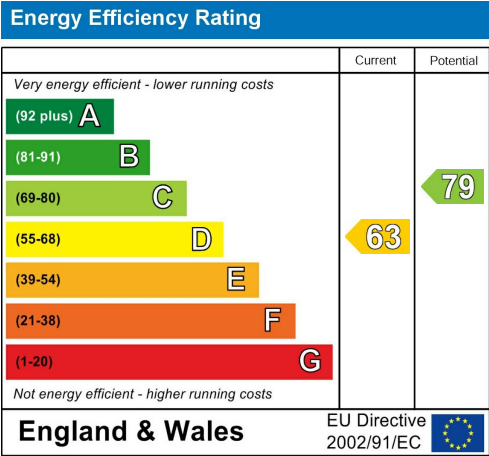
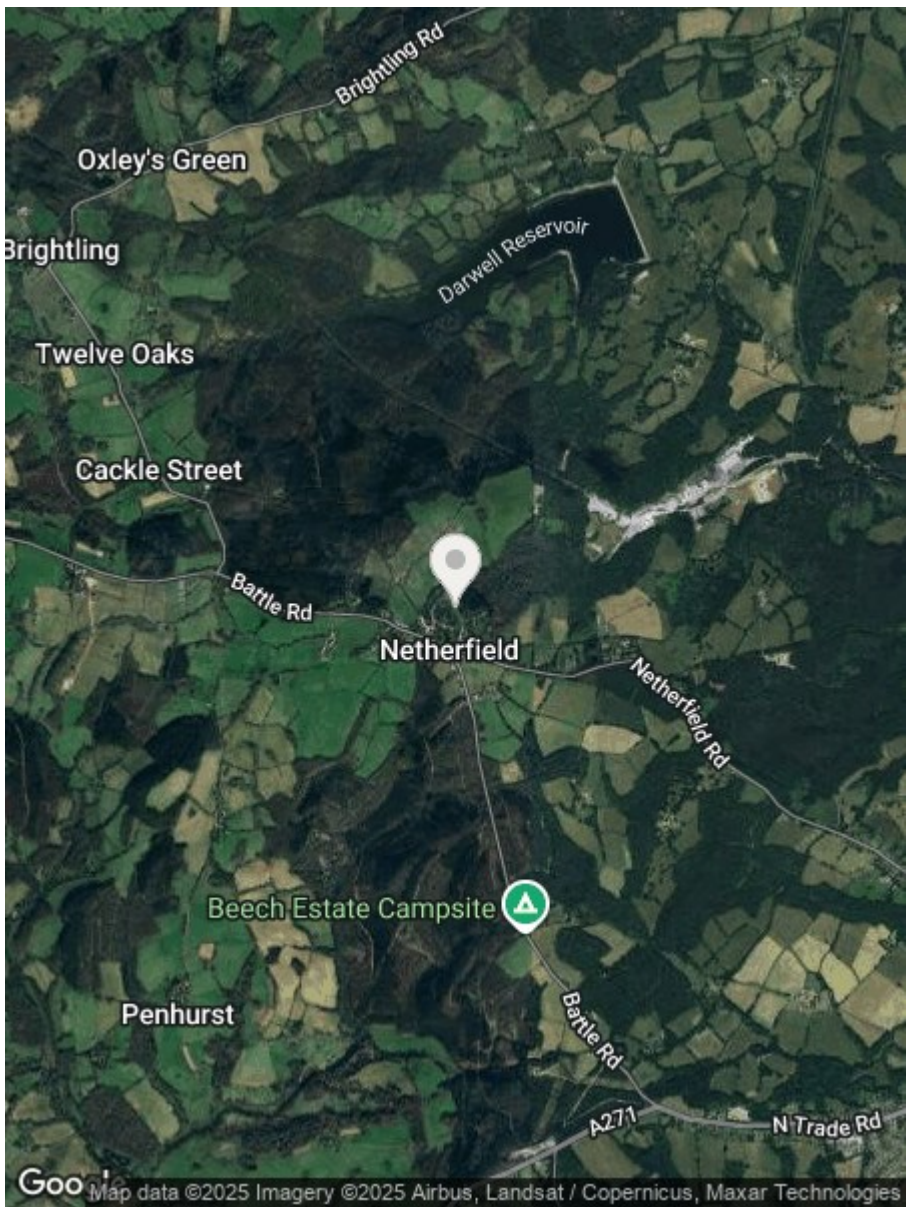
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

**GIRAFFE360**



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