

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

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

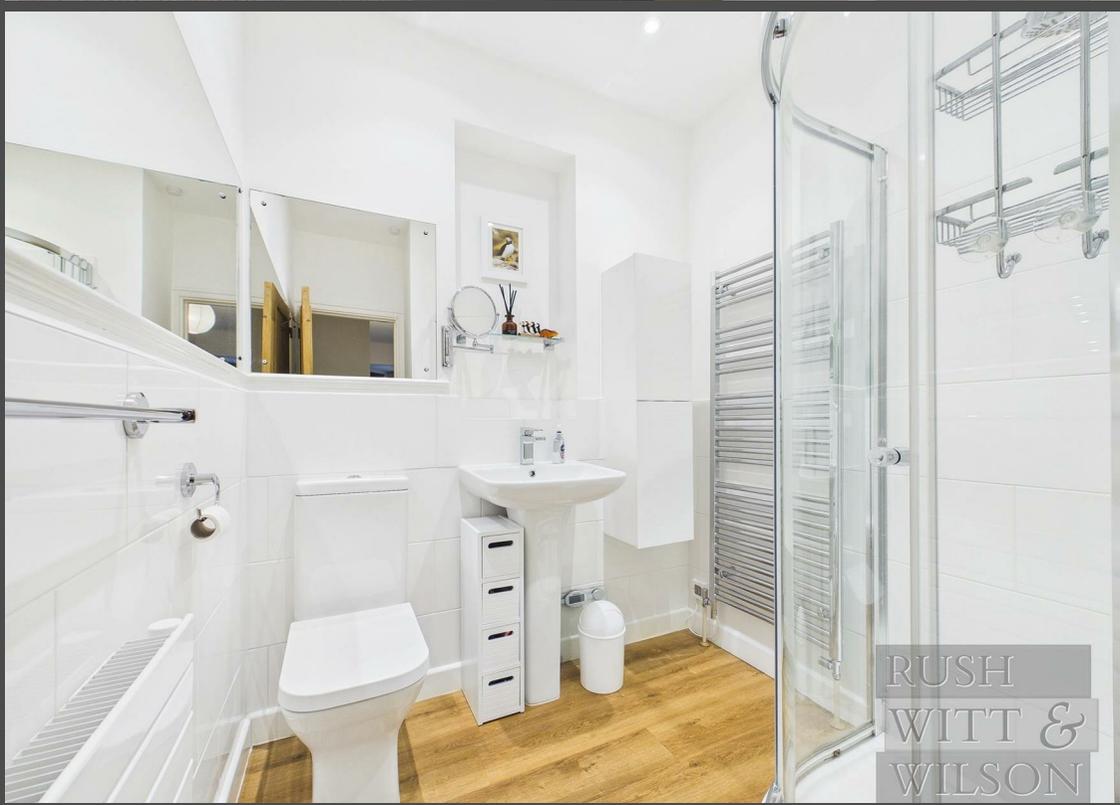
**\*\*GUIDE PRICE £550,000-£595,000\*\***

**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.







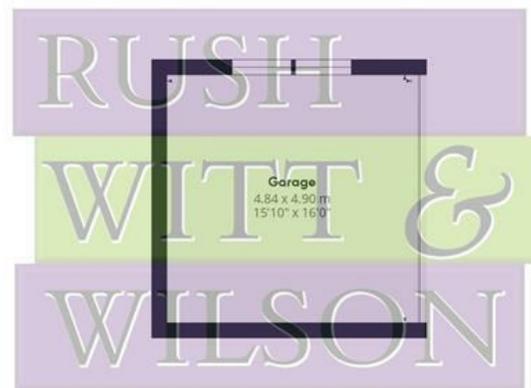


Floor 0 Building 1

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

136.4 m<sup>2</sup>

1468 ft<sup>2</sup>

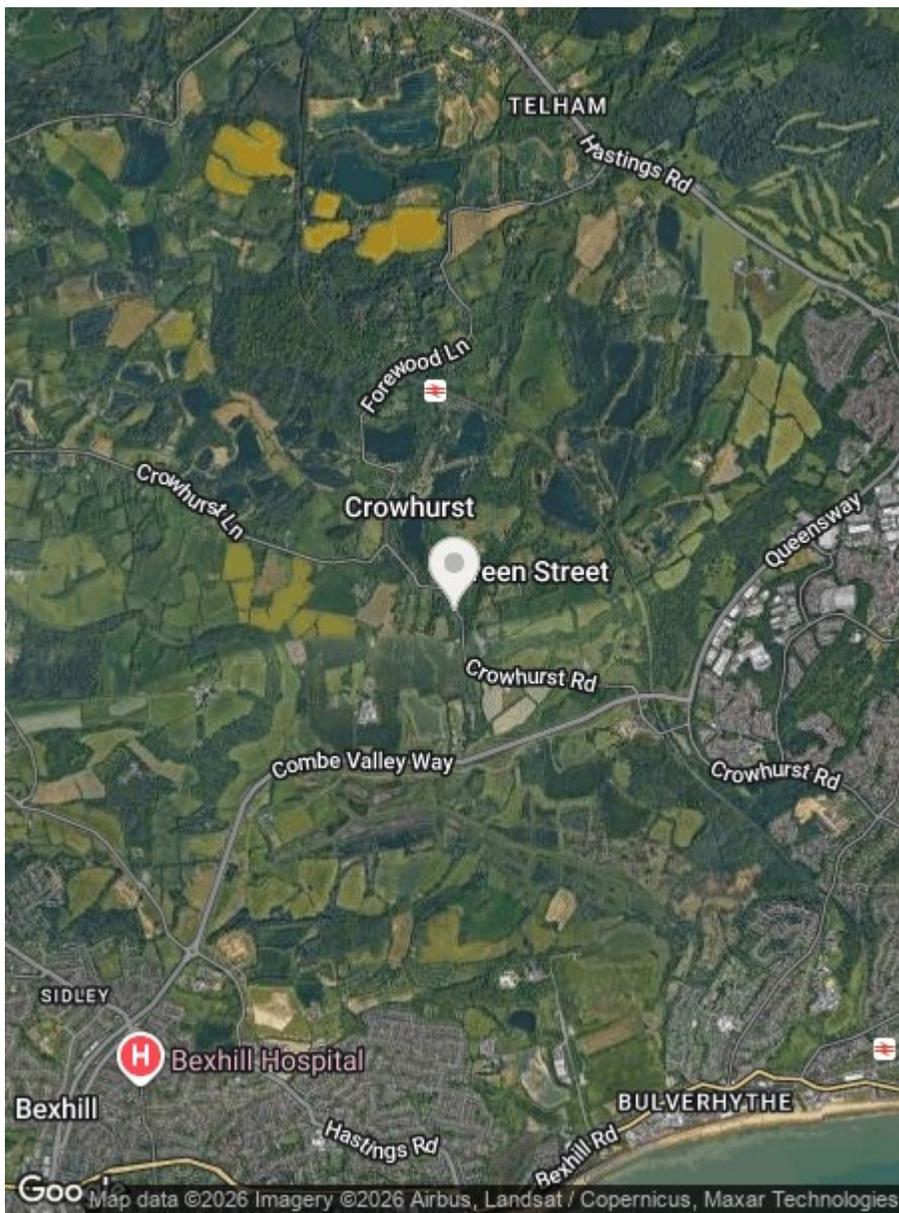


Floor 0 Building 2

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**88 High Street  
Battle  
TN33 0AQ  
Tel: 01424 774440  
battle@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**