

**RUSH
WITT &
WILSON**



**2 Sandrock Crescent, Crowhurst, East Sussex TN33 9AS
£449,950 Freehold**

Rush Witt & Wilson are proud to present to the market this delightful 1960s semi-detached house, positioned in the charming village of Crowhurst, Battle, it offers a perfect blend of comfort and convenience. Boasting three bedrooms and a well-appointed open plan living space with large kitchen/ diner. One of the standout features of this property is its sought-after location, with the mainline railway station just a stone's throw away, making commuting a breeze. The bay fronted design adds character to the exterior, while inside, the house exudes a warm and welcoming atmosphere. The large garden to the rear provides ample space for outdoor activities and relaxation, perfect for enjoying the British sunshine. Additionally, the detached double garage to the side offers plenty of storage space or potential for a workshop. A large driveway provides off-road parking at the front of the property, ensuring convenience for residents and guests alike. Families will also appreciate the proximity to Claverham School and the excellent local village school. Don't miss out on the opportunity to make this charming house your new home in the heart of Crowhurst. Book a viewing today and discover the endless possibilities this property has to offer.



Steps to a Upvc front entrance door leading into:

Entrance Porch

Double glazed windows to the front, rear and sides and coir matt, solid wood front door with opaque glass panels with adjacent opaque glass window which leads into:

Entrance Hall

Under stairs storage cupboard, wall mounted electric radiator and laid to carpet.,, doorway leading through to:

Lounge/Dining Room

27'1 x 18'11 (8.26m x 5.77m)

Large double glazed bay window to the front aspect, two wall mounted electric radiators, double glazed window to the side aspect, laid to carpet, large feature fireplace with inset wood burning stove., doorway leading through to:

Kitchen/Breakfast Room

16'9 x 10'9 (5.11m x 3.28m)

Two large double glazed windows to the rear aspect overlooking the garden, electric radiator, double glazed upvc door to the side aspect leading to the boot room, vinyl tiled floor. The fitted kitchen consists of a range of matching wall and base mounted units with worksurfaces over and a tiled splashback, integrated double Hoover fan assisted oven, inset ceramic hob with extractor over, integrated Hoover washing machine, one and a quarter bowl stainless steel sink with side drainer and mixer tap, large breakfast bar.

Boot Room

Solid wood door which leads out to the side of the property, single glazed timber windows to the front and side aspect, coir matt.

First Floor

Landing

Stairs leading to the first floor from the downstairs hallway with a carpeted landing, doors off to the following:

Bedroom One

11'1 x 10'7 (3.38m x 3.23m)

Double glazed window to the front aspect, Dimplex electric radiator, corner vanity unit with inset wash basin, large floor to ceiling built in wardrobes.

Bedroom Two

11'8 x 8'5 (3.56m x 2.57m)

Double glazed window to the rear aspect overlooking the rear garden, large set of built in wardrobes, built in shelving, laid to carpet.

Bedroom Three

9'1 x 8'2 (2.77m x 2.49m)

Double glazed window to the rear aspect overlooking the rear garden, large set of built in wardrobes, laid to carpet.

Family Bathroom

Outside

Front Garden

The front garden is predominantly laid to lawn adjacent to the driveway.

Off Road Parking

A large sandstone driveway to the front of the property provides ample off road parking for multiple vehicles, which leads to:

Garage / Utility

25'6 x 8'5 (garage split 14'11 length) (7.77m x 2.57m (garage split 4.55m length))

The garage has light, power and could easily be

used for a workshop, to the rear, an area of seperate utility and storage space.

Rear Garden

A beautifully landscaped place, with side access providing sheltered access to the garage which further leads to the patio to the rear. This benefits from a pergola and raised flower borders. To the rear a large area of lawn, pathway leading to a raised decked terrace, which houses the timber summer house, which benefits from light and power.

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 – C

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

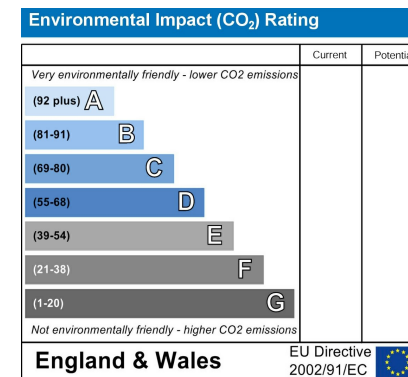
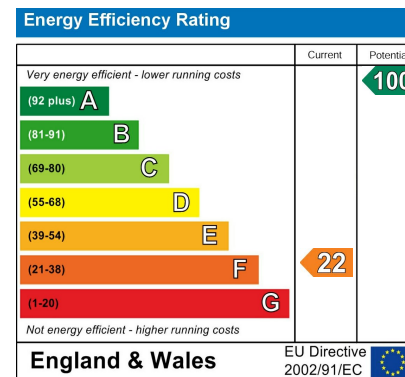
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.







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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