

Morgay Wood Lane,, Three Oaks, East Sussex TN35 4NF
Offers In Excess Of £450,000 Freehold

Rush Witt & Wilson are pleased to offer a substantial detached bungalow occupying a tucked away position within the popular village of Three Oaks. The spacious and versatile accommodation will appeal to a variety of buyers, this includes a large or extended family or those seeking work from home space. The accommodation comprises an entrance hallway, double aspect living room, kitchen/breakfast room with adjoining utility room, dining room/bedroom four, three further bedrooms, one with an en-suite shower room as well as a wet room and separate cloakroom/wc. There is an integral garage with potential to convert, subject to any necessary consents being obtained. A good size driveway to the front provides off road parking for a number of vehicles, access to the side of the property which leads to a particularly generous rear garden incorporating a terrace, areas of level lawn and formally cultivated beds, variety of trees and shrubs. The property is situated within the village of Three Oaks, between the Ancient Cinque Port town of Rye and historic coastal town of Hastings. Within the village there is a public house/restaurant and railway station. The A259 is readily accessible giving access to neighbouring towns and further shopping, sporting and recreational amenities. Beautiful undulating countryside surrounds the village whilst a short drive away at Fairlight there is a 600 acre country park and at Winchelsea Beach access to miles of open shingle beach which forms part of the stunning coast line of the Rye Bay.

PLEASE NOTE: There is a private treatment plant that is fully compliant with building and environmental regulations.







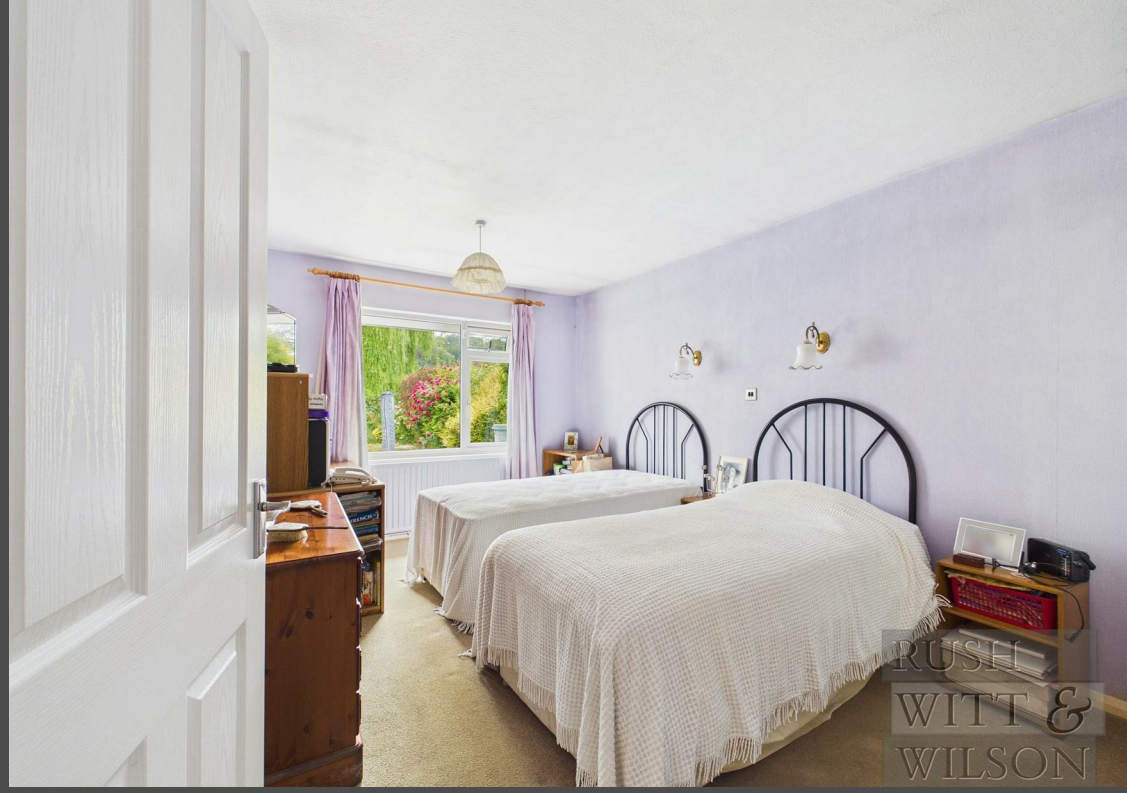

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Approximate total area(1)

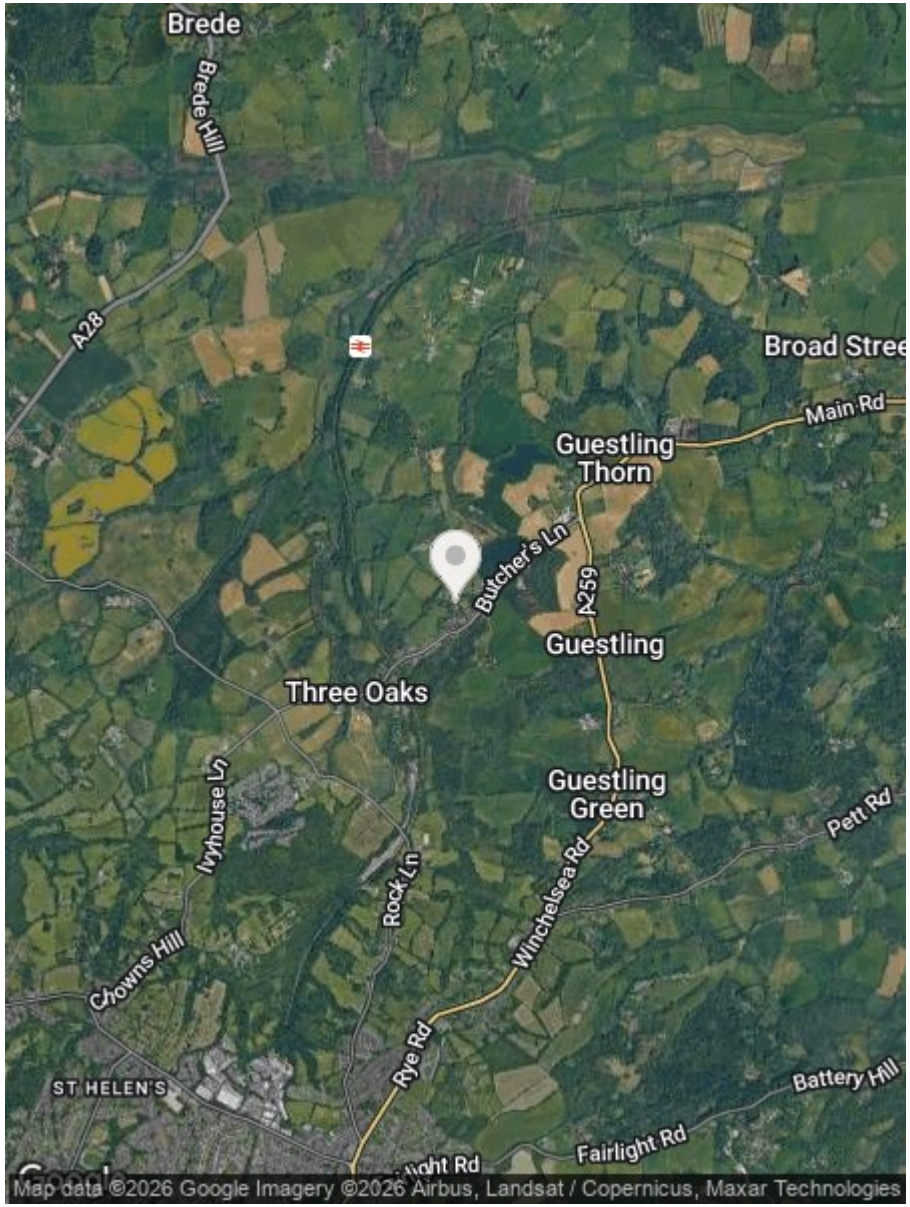
141.4 m²

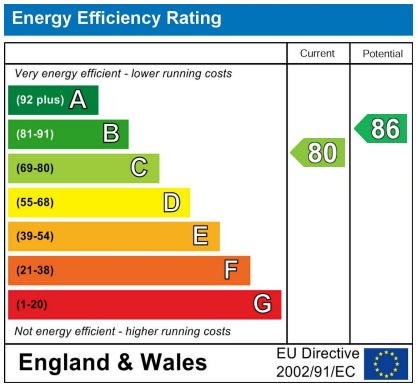
1524 ft²

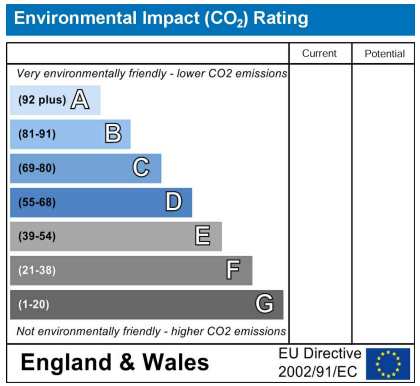
(1) Excluding balconies and terraces

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

GIRAFFE360







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

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