

**RUSH  
WITT &  
WILSON**



**Kingfishers, 2 Willow Stream Close, Three Oaks, East Sussex TN35 4ND  
£469,950**

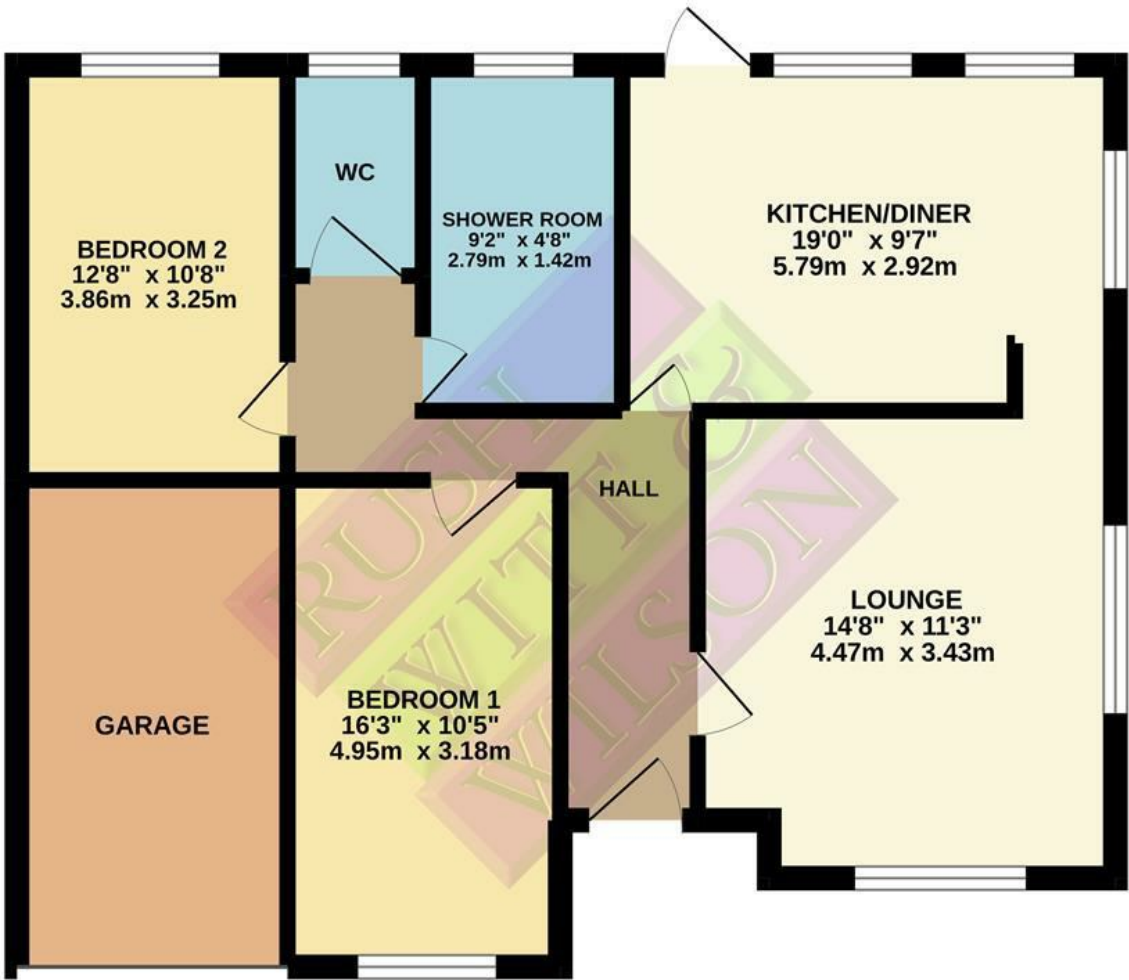
**We welcome to the market this two bedroom detached bungalow set in a quiet country lane within a semi-rural setting on the outskirts of Three Oaks, which is a popular village between the Ancient Cinque Port town of Rye and historic coastal town of Hastings. In need of modernisation offering spacious living accommodation throughout and comprising of two double bedrooms, a large main living room that opens up to the spacious kitchen/dining room, shower room and a separate wc. Externally the property enjoys a large well stocked private rear garden, double garage and ample off road parking. Offered for sale CHAIN FREE, internal viewings come highly recommended.**



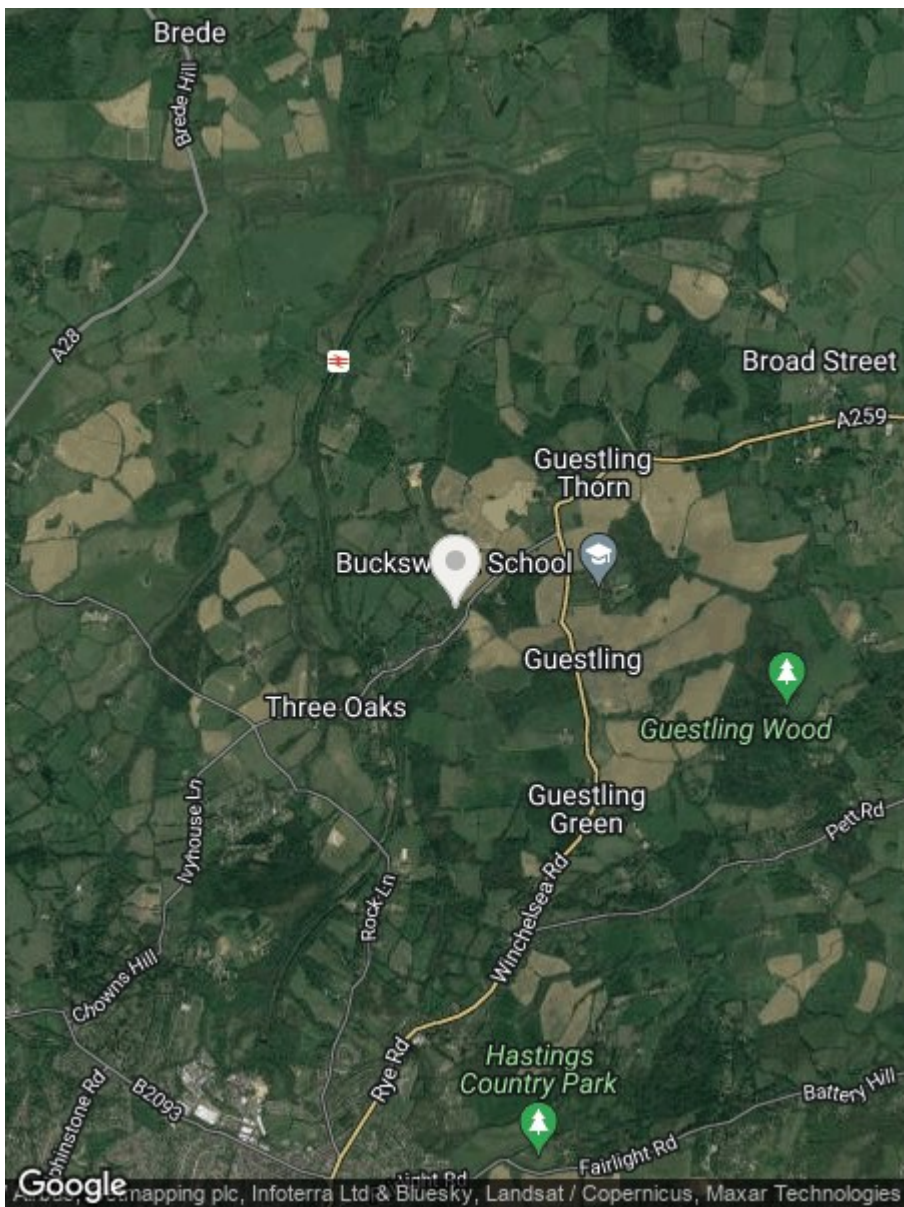




GROUND FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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