

**RUSH  
WITT &  
WILSON**



**6 Sheringham Close, Staplecross, East Sussex, TN32 5PZ.  
£535,000 Guide Price.**

**CHAIN FREE - A spacious four bedroom detached family home located in a highly desirable and quiet residential area of Staplecross Village backing onto fields with far reaching rural views. Accommodation comprises a bright entrance hallway with cloakroom, 18ft main living room with bay window and gas fireplace, adjoining dining room with sliding doors to the rear terrace, well appointed kitchen and ground floor utility space or optional office. To the first floor are four principal bedrooms to include a master with fitted wardrobes, bedside furniture and en-suite shower room in addition to the main family bathroom suite. Outside offers an incredibly private rear garden enjoying a south-easterly orientation led by a paved terrace and level area of lawn hosting a variety of planted rose and shrub borders, summer house and further paved terrace to one corner, gated access to playing fields to rear and studio / garden room complete with power and light. To the front offers off road parking and single garage. Staplecross village offers a local convenience store with post office, pub serving food, well regarded Primary School and just a short drive to the A21 and just 5 miles from Roberstbridge Mainline Station offering a regular service to London Charing Cross.**



## Front

Flagstone driveway to front leading to an integral garage, external lighting and covered entrance, path and high level gate to side with access to rear.

## Entrance hallway

Part glazed front door, carpeted flooring with inset coir mat, pendant light, radiator, power points, carpeted staircase to first floor with cupboard below complete with light.

## Cloakroom

Internal door, mosaic tile effect vinyl flooring, obscure UPVC window to front aspect, push flush WC, radiator, wall mounted corner hand basin with decorative mosaic splashback, ceiling light.

## Stairs and landing

Carpeted staircase with painted balustrade, UPVC window to side, cupboard with slatted shelving, access panel to loft over with pull down ladder to a part-boarded loft space complete with power supply and lighting.

## Living room

18'7 x 12'3 (5.66m x 3.73m)

Internal glazed door, carpeted flooring, UPVC bay window to front aspect with radiator below, painted brick fireplace housing a coal effect gas fire with a polished slate hearth and sill, series of wall lights and ceiling downlights, open access to dining room, radiator, power points, TV point

## Dining room

10'8 x 9'7 (3.25m x 2.92m)

Internal glazed door to kitchen, carpeted flooring, open access to main living room, aluminium sliding doors to the rear terrace and gardens, pendant light, power points, radiator.

## Kitchen

13'4 x 10' (4.06m x 3.05m)

Internal glazed door to hallway and dining room severally, stone effect tile flooring, space for freestanding fridge / freezer, UPVC window to rear aspect, internal glazed door to Office / Utility room, ceiling downlights, kitchen hosts a variety of matching base and wall units with Beech effect doors beneath marble effect laminated work surfaces, inset ceramic basin with drainer and tap, ceramic tile splashbacks and a selection of above counter level power

points, below counter space for dishwasher / washing machine, inset five ring gas hob with stainless steel extractor canopy and light over, eye level AEG Electrolux oven and grill.

## Office / Utility

11'6 x 7'5 (3.51m x 2.26m)

Internal glazed door from kitchen, stone effect tile flooring, full height glazed door and UPVC window to rear, internal door to garage, radiator, light, power points, TV point.

## Bedroom 3

9'6 x 8'8 (2.90m x 2.64m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, fitted single bed base, light, power point.

## Bedroom 1

12'8 x 11' (3.86m x 3.35m)

Internal door, carpeted flooring, UPVC window to front aspect with radiator below, range of fitted wardrobes and bedside furniture, ceiling light, power point, internal door to en-suite.

## En-suite shower room

9'1 x 3'2 (2.77m x 0.97m)

Internal door, tile effect vinyl flooring, obscure UPVC window to side, push flush WC, radiator, pedestal wash basin, shower enclosure with bi-folding door and push start mixer.

## Bathroom

6'3 x 5'6 (1.91m x 1.68m)

Internal door, ceramic floor tiling, obscure UPVC window to side aspect, floor to ceiling wall tiling, vanity unit with inset basin marble effect countertop and cupboards below, wall mounted mirror, push flush WC, shower bath suite with central taps, light, underfloor heating thermostat.

## Bedroom 2

11' x 10'7 (3.35m x 3.23m)

Internal door carpeted flooring, UPVC window to rear aspect with radiator below enjoying an elevated and far reaching rural vista, built in wardrobes, power point, light.

## Bedroom 4

8'8 x 6'7 (2.64m x 2.01m)

Internal door carpeted flooring, UPVC window to rear aspect with radiator below enjoying an elevated and far reaching rural vista, power point, light.

## Rear garden

Private rear garden enjoying a south-easterly orientation led by a paved path and terrace from the rear elevations, level area of lawn hosting a selection of planted ornamental acers, shrub and rose borders, summer house to one corner, external lighting and tap, further paved seating area to one end with high level gate with access to playing fields and dog walking routes, path and close board gate to side with access to front, summer house / studio, raised deck to rear with store.

## Summer House / Office

13'6 x 7'3 (4.11m x 2.21m)

Double timber glazed doors to front, two windows to front, two further windows to side, OSB boarded interior complete with power supply and lighting, timber framed bar.

## Garage

17'3 x 8'2 (5.26m x 2.49m)

Manual up and over door to front, internal door to rear with access to office / utility room, power supply and lighting, wall mounted Worcester BOSCH boiler, consumer unit.

## Services

Mains gas central heating system.

Mains drainage.

Local Authority - Rother District Council. Band F.

## 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.





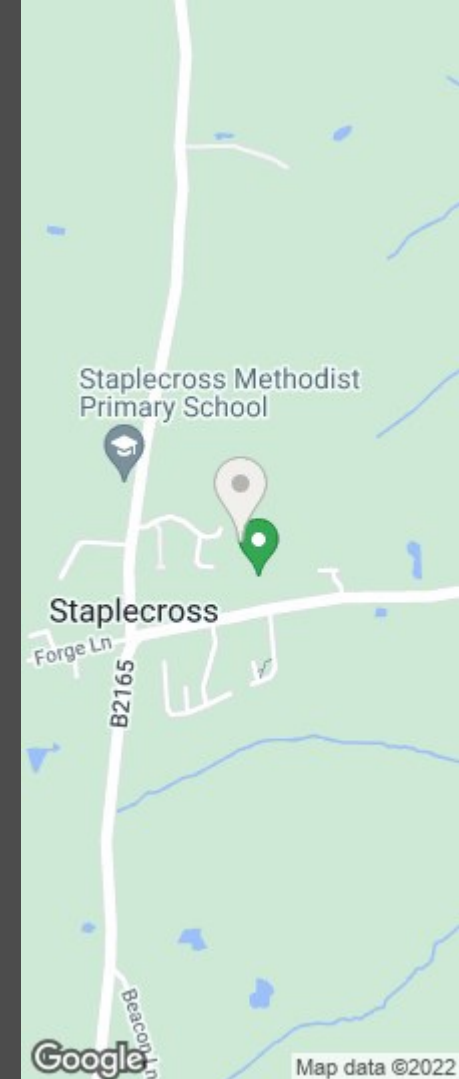
GROUND FLOOR

1ST FLOOR



NOT TO SCALE - FOR LAYOUT PURPOSES ONLY

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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 <b>A</b>	84	Very environmentally friendly - lower CO <sub>2</sub> emissions 82-91 <b>A</b>	
81-81 <b>B</b>		81-81 <b>B</b>	
69-80 <b>C</b>	65	69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Residential Estate Agents  
Lettings & Property Management



Ambellia Main Street  
Northiam  
East Sussex  
TN31 6LP  
Tel: 01797 253555  
northiam@rushwittwilson.co.uk  
www.rushwittwilson.co.uk