

**RUSH
WITT &
WILSON**



**8 The Tollgate, Staplecross, East Sussex, TN32 5SF.
£350,000 Freehold**

An immaculately presented three bedroom semi-detached family home set within the highly sought after village of Staplecross located on a private road no through road position enjoying a pleasant and rural aspect over neighbouring equestrian land. Accommodation comprises a spacious main living room with an open fireplace, a stunning newly fitted kitchen / dining room with underfloor heating and French doors to the rear garden, on the first floor are two good sized double bedrooms including a master bedroom with en-suite shower room, a further single bedroom and well appointed family bathroom. Outside offers a private easterly facing rear garden with large Indian Sandstone paved terrace providing a private seating area, further raised decked terrace leading to a Office / Summer house complete with power and lighting, off road parking to the front and attached single garage. Staplecross Village is conveniently located to a choice of excellent local Primary and Secondary schools whilst also offering easy access to the A21 and is only 5.5 miles from Robertsbridge station with services to Tunbridge Wells, London Bridge and Charing Cross.



Front

Off road parking to front over block paved drive leading to attached single garage, close board gate and retaining wall to side providing access to rear, exterior lighting, front garden laid to lawn with picket fence, paved path extending to painted hardwood stable front door with viewing pane.

Entrance porch

Oak flooring, storage alcove with lighting above, internal door to cloakroom, access to cloakroom, internal door to living room.

Cloakroom

Internal door, continuation of oak flooring, obscure window to front, low level wc, wall mounted consumer unit, single radiator, pedestal wash basin.

Living room

17'2 x 14'1 (5.23m x 4.29m)

Internal door, continuation of oak flooring, double aspect room to with windows to front and rear elevations, cornice, underfloor heating with wall thermostat, carpeted staircase to first floor, painted brick open fireplace with polished slate hearth, internal door to kitchen / dining room.

Kitchen / dining room

17'2 x 11'3 (5.23m x 3.43m)

Ceramic tile flooring with under floor heating, double aspect room with windows to front and full height glazed French doors with sidelight to rear gardens, space for dining table, kitchen comprises a range of fitted base and wall units with Grey shaker style doors fitted with Pewter furniture below white Quartz work surfaces incorporating engineered drainer grooves, matching up stands and sill, under mounted one and half stainless bowl with mixer taps, double radiator and storage cupboard via painted door, wall unit housing wall mounted Worcester BOSCH boiler, space for freestanding fridge / freezer, large pull out tower storage unit, integrated Kenwood dishwasher, integrated BEKO washing machine, below counter level SMEG oven with four ring gas hob over, stainless steel splash back with extractor canopy and light over.

Stairs and landing

Carpeted staircase and landing with window to rear, access panel to loft above, single radiator, linen cupboard with slatted shelving.

Master bedroom

10'2 x 9'1 (3.10m x 2.77m)

Internal door, carpeted flooring, window to front with rural aspect, radiator below, fitted wardrobe with hanging rail and shelf above, access to en-suite shower room.

En-suite shower room

7'8 x 4'3 (2.34m x 1.30m)

Painted internal door, wood effect click vinyl flooring, single radiator, low level WC, pedestal basin, wall mounted mirror and light, cornice and extractor, shower enclosure with wall mounted power shower and rinser.

Bedroom 2

11'2 x 10'2 (3.40m x 3.10m)

Internal door, carpeted flooring, window to front with rural aspect, radiator below, fitted wardrobe with hanging rail and shelf above.

Bedroom 3

7'4 x 6'7 (2.24m x 2.01m)

Internal door, carpeted flooring, window to rear with radiator below, cornice.

Family bathroom

8'3 x 6'7 (2.51m x 2.01m)

Internal door, travertine tile flooring, obscure window to rear, chrome heated towel rail, painted butt and bead wall panelling, pedestal basin and low level wc, bath suite with painted panel mosaic travertine tiling,, traditional mixer taps and telephone style rinser, ceiling down lighters and extractor fan.

Rear garden

Private easterly facing rear garden enclosed by panelled fencing, large Indian sandstone paved terrace providing alfresco dining area, laid to lawn with further raised decked terrace and summer house, external lighting and tap, access to side of garage to front.

Office / Summer House

11'6 x 7'7 (3.51m x 2.31m)

Painted glazed double doors, carpeted flooring, painted wall panelling, power points, wall lighting with dimmer controls, electric heater.

Garage

17' x 8'6 (5.18m x 2.59m)

Manual up and over door, power and lighting.

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.

Services

Mains gas central heating system

Mains drainage

Local Authority - Rother District Council - band D

Annual service charge £100 per annum.







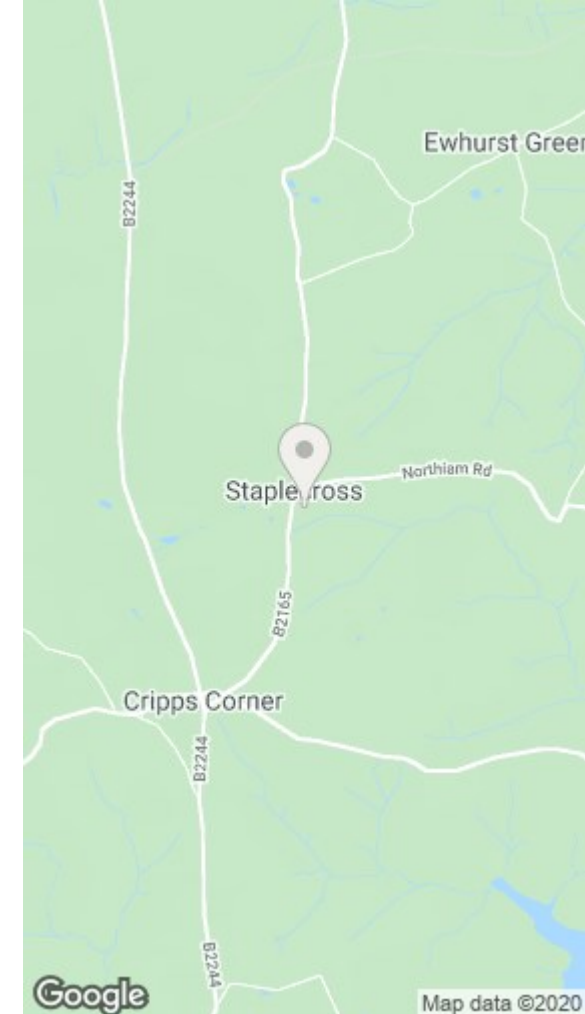
GROUND FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
65	80

Environmental Impact (CO ₂) Rating	
Current	Potential
68	83

**RUSH
WITT &
WILSON**

**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**