

**RUSH
WITT &
WILSON**



**3 Forge Close, Staplecross, East Sussex, TN32 5QF.
£350,000 Guide Price.**

A delightful two bedroom detached bungalow occupying a quiet residential position of Staplecross village providing immediate access to the local store, local pub and well regarded primary school. Accommodation comprises a bright entrance hallway serving a generous living / dining room, kitchen / breakfast room with side porch, two double bedrooms and main shower room suite. Outside enjoys a pleasant rear garden enjoying a south-easterly orientation hosting a variety of planted beds and garden shed. To the front offers off road parking and integral single garage. Offered CHAIN FREE.



Front

Tarmac driveway to front elevations providing off road parking for two vehicles leading to a single integral garage, concrete pathways to each side elevations leading to rear, front garden laid to lawn hosting a variety of planted borders, low level wall with mature hedgerow to front, UPVC front door to porch.

Porch

UPVC front door with sidelight window, carpeted flooring, light, internal obscure glazed door to hallway.

Entrance hallway

Carpeted flooring, power points, ceiling light, thermostat, airing cupboard housing the hot water cylinder and slatted shelving, access panel with pull down ladder providing access to part boarded loft space over.

Living / dining room

17'6 x 13'2 (5.33m x 4.01m)

Internal glazed door, carpeted flooring, UPVC windows to front and side aspects each with radiators below, pendant light, power points, TV and phone point.

Kitchen / breakfast room

11'2 x 7'8 (3.40m x 2.34m)

Internal sliding door, tile effect vinyl flooring, internal timber window and part glazed door to side porch, ceiling strip light, base units with laminated work tops, inset stainless bowl with drainer and tap, space for freestanding oven, washing machine and fridge / freezer, radiator, power points.

Side porch

7'6 x 5'6 (2.29m x 1.68m)

Timber door from kitchen, timber windows to front, side and rear with external glazed door to rear, pitched polycarbonate roof.

Bedroom 2

13'3 x 8'2 (4.04m x 2.49m)

Internal door, carpeted flooring UPVC window to rear aspect with radiator below, pendant light, power points.

Bedroom 1

11'8 x 10'9 (3.56m x 3.28m)

Internal door, carpeted flooring UPVC window to rear aspect with radiator below, pendant light, power points.

Shower room

7'8 x 5'8 (2.34m x 1.73m)

Internal door, carpeted flooring, obscure window to side, push flush WC, pedestal wash basin, corner shower enclosure with mixer, light and extractor.

Rear garden

Private rear garden enjoying an easterly orientation, area of hardstanding leading onto an area of lawn enclosed by part low level panelled fence and mature hedgerow, garden shed over hardstanding, part glazed door to rear of garage, mulched borders and covered log store, external light.

Garage

17'5 x 8'8 (5.31m x 2.64m)

Manual up and over door to front, UPVC window to side, part glazed timber door to rear, ceiling light, wall mounted Ideal gas boiler, consumer unit, power points.

Services

Mains gas central heating system.

Mains drainage.

Local authority - Rother District Council - Band D.

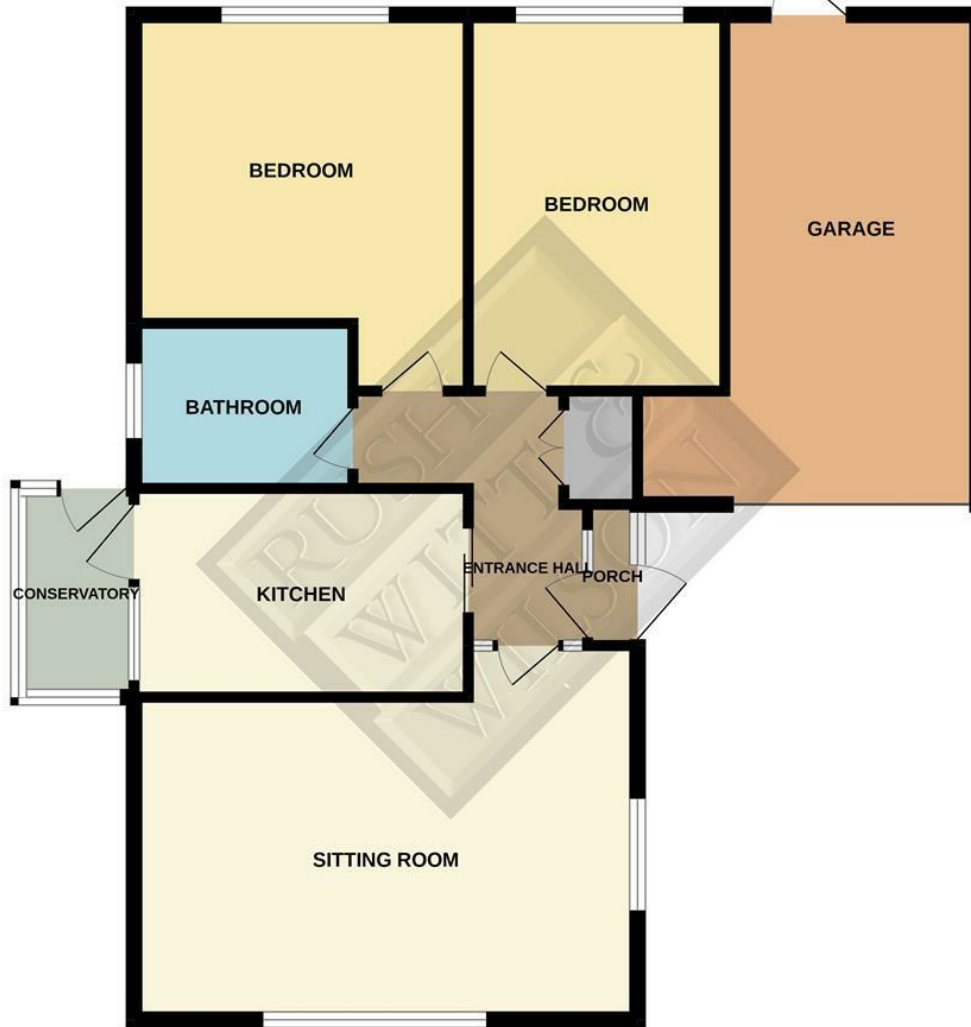
Agents note

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
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

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 ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | 84 | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | 65 | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |

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