

**RUSH
WITT &
WILSON**



**19 Cricketers Field, Staplecross, East Sussex, TN32 5QQ.
£325,000 Guide Price Freehold**

A beautifully presented three bedroom end of terrace family home located within the popular and highly desirable Village of Staplecross. This delightful home enjoys a bright and contemporary living space arranged over two floors comprising a useful entrance porch, well-lit hallway, spacious main living room with fireplace and fitted wood burning stove, stunning open and fitted plan kitchen / breakfast room, utility room with access to the rear garden and ground floor WC. To the first floor enjoys three principal bedrooms consisting of two generous doubles, further single, well appointed main bathroom suite and separate WC. Outside the property enjoys a private and well tended front and rear gardens enjoying a choice of quiet seating areas complete with garden shed and rear access. The property offers immediate access to a local Village Store /with Post Office, well regarded Primary School and conveniently located only a short distance from the A21 and Robertsbridge Mainline station offering a regular service to London Charing Cross.



Low level wooden gate with concrete path leading to a part glazed UPVC front door through to:

Entrance Porch

UPVC window to side and front, ceramic tiled flooring, painted exposed brickwork, composite door with viewing pain and side light window through to:

Inner Hallway

6'3 x 3'1 (1.91m x 0.94m)
Oak effect laminate flooring, straight run carpeted staircase with contemporary corded balustrade, radiator, full height cupboard housing the consumer unit. low level cupboard below the staircase with further recess.

Sitting Room

14'6 x 11'7 (4.42m x 3.53m)
UPVC window to the front, continuation of the oak effect laminate flooring, radiator, fitted cast iron hamlet wood burning stove with painted stone surround and hearth, TV connection.

Kitchen/Dining Room

21' x 9'2 (6.40m x 2.79m)
Two UPVC windows to the rear, continuation of the oak laminate flooring, radiator, space for breakfast table and chairs, fitted contemporary high gloss kitchen, these sit beneath terrazzo laminate countertops, metro wall tiling, fitted four ring John Lewis induction hob with extractor canopy and light above, undermounted Bosh oven below, single composite sink with side drainer and rinser tap, integrated AEG dishwasher, space for freestanding fridge/freezer, lighting beneath the wall units, door through to:

Utility Room

4'8 x 10'5 (1.42m x 3.18m)
Full height UPVC glazed door and matching side light window to the rear garden, continuation of the oak laminate flooring, radiator, fitted base units with shaker style doors beneath an oak block countertop, space and plumbing for washing machine, space for tumble dryer, door through to:

Cloakroom/WC

4'3 x 4'8 (1.30m x 1.42m)
Obscure UPVC window to side, continuation of oak effect laminate flooring, chrome heated towel rail, push flush wc, freestanding vanity unit with basin and cupboards below.

First Floor

Landing

Access to loft, doors off to the following:

Master Bedroom

12' x 12'9 max (3.66m x 3.89m max)
UPVC window to front, carpet as laid, radiator.

Bedroom Two

9'3 x 12'8 (2.82m x 3.86m)
UPVC window to rear, carpet as laid, radiator, built in cupboard housing Glow-Worm gas boiler.

Bedroom Three

9'8 x 8'9 (2.95m x 2.67m)
UPVC window to the front, carpet as laid, radiator, fitted half height cupboard.

Bathroom

5'5 x 5' (1.65m x 1.52m)
Obscure UPVC window to rear, wood effect vinyl flooring, linen cupboard with slatted shelving, ceramic wall tiling, heated towel rail, freestanding vanity with basin and cupboards below, panel enclosed bath with shower screen.

Separate WC

Obscure glazed window to rear, wood effect vinyl flooring, ceramic wall tiling, back to wall push flush wc.

Outside

Front Garden

Beautifully established and well maintained front garden which is laid to lawn enclosed by well stocked planted perennials, shrub and rose borders, shingled seating area to the front.

Rear Garden

Privately enclosed rear garden predominantly laid to lawn enclosed by high level close board fencing, timber storage shed, the garden enjoys a variety of seating areas, aggregate seating area, picket gate with rear access onto a shared pathway.

Services

Mains drainage.
Mains gas central heating system.
Council Tax Band - C

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.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.





GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.

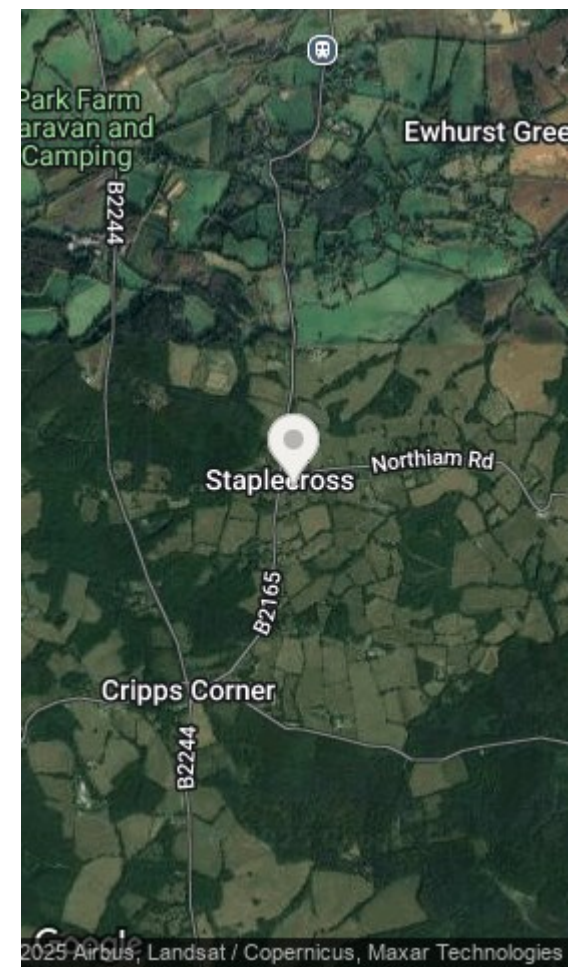


1ST FLOOR
438 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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	
Current	Potential
69	83
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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

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