

**RUSH
WITT &
WILSON**



**Homestill, Cripps Corner Road, Staplecross, East Sussex, TN32 5QA.
By Auction £270,000 Freehold**

Chain free - An attractive and deceptively spacious three bedroom end of terrace cottage located within the highly desirable village of Staplecross. Constructed in 2016 this delightful home provides a generous living space both inside and out, comprising a large entrance hall, further central hall with built in storage, laundry area and wc, modern kitchen/breakfast room and spacious double aspect main living room. First floor accommodation comprises three bright double bedrooms with French doors and balcony to the master bedroom and well appointed bathroom suite complete with shower. Externally the property enjoys a shingled terrace providing a private seating area with level area of lawn complete with garden shed. To the front provides off road parking for two vehicles. Staplecross village enjoys a newly managed and family friendly pub serving food, village store with post office, well regarded local primary school and also provides easy access to both the A21 and only 5.5 miles from Robertsbridge mainline station with regular services to London Charing Cross.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in



Front Door

Part glazed timber door leading into:

Generous Reception Hall

13'1 x 6'2 (3.99m x 1.88m)

Timber effect laminate flooring, inset coir matting, obscure windows to the side elevations, internal part glazed door leading into:

Inner Hallway

14' x 11'1 (4.27m x 3.38m)

Timber effect laminate flooring, timber double glazed window to the rear aspect, staircase extending to first floor, built-in cupboard with hanging rail and shelf above, plumbing for appliances below the staircase with laminated timber countertop, radiator, slight step up to:

Cloakroom/WC

Wood effect laminate flooring, wall mounted hand basin, push flush wc, ceiling light and extractor fan.

Kitchen/Breakfast Room

11'1 x 11'4 (3.38m x 3.45m)

Timber effect laminate flooring, window to the front aspect, open access to the living room and the kitchen end hosts a variety of matching base and wall units with contemporary high gloss doors and brush stainless steel furniture, oak effect laminate countertops, inset one and a half stainless bowl with drainer and tap, metro splashbacks and cill, inset four ring Lamona gas burner with oven below, undercounter space for slimline dishwasher, tower unit housing the Worcester gas boiler and consumer unit, space for breakfast table and chairs, undercounter space for further appliances.

Sitting Room

14'4 x 15' (4.37m x 4.57m)

Open access from the kitchen/breakfast room, double aspect room with windows to front and side with radiators below.

First Floor

Landing

Access panel to loft, thermostat, radiator.

Bathroom

8'9 x 6'9 (2.67m x 2.06m)

Timber effect vinyl flooring, velux window to the rear, pedestal wash basin with tiled splashback, tile panelled bath suite with rinser attachment, push flush wc, chrome heated towel radiator, shower cubicle with metro wall tiling and mixer, extractor.

Bedroom Three

8'4 x 11'6 (2.54m x 3.51m)

Bay window to the front aspect with secondary glazing, radiator.

Bedroom Two

15'1 x 8' narrowing to 5'5 (4.60m x 2.44m narrowing to 1.65m)

Window to the front aspect, radiator, built-in wardrobes.

Master Bedroom

11'8 x 10' (3.56m x 3.05m)

Window to the side aspect overlooking the garden with secondary glazing, radiator, built-in wardrobe with twin hanging rails and light, French doors leading to balcony with side light windows.

Balcony

Wrought iron railings overlooking the gardens and partial rural aspect to the rear.

Outside

Front of Property

Off road parking for three vehicles to the front elevation over hardstanding, high level fencing incorporating a gate leading from driveway into the rear garden.

Rear Garden

Pea shingled path extending to the entrance and rear enclosed by high level close-board fencing, area of lawn to the side, rear garden laid to lawn enclosed by mature hedgerow to the front and low level panel fencing, garden shed, planted shrub borders.

Agents Note

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

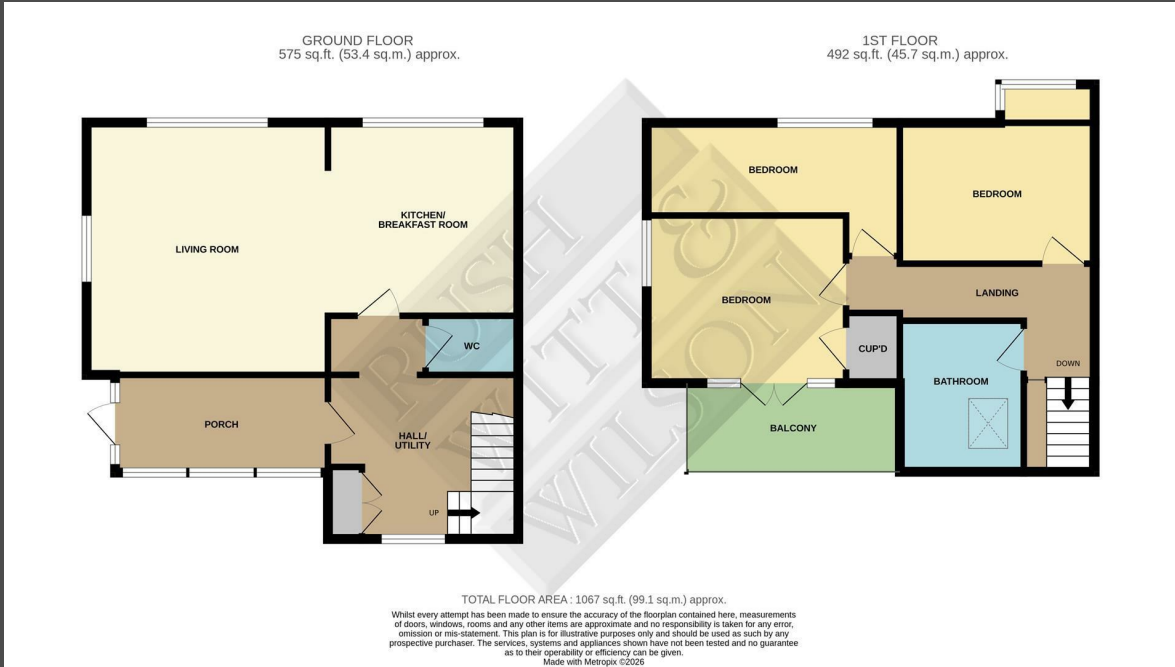
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>







Energy Efficiency Rating		Current	Potential
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			
		80	84
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	

**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**