

**RUSH
WITT &
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**Cross Cottage, Cripps Corner Road, Staplecross, East Sussex, TN32 5QA.
By Auction £260,000 Freehold**

Chain free - An attractive and deceptively spacious three bedroom 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 well-lit entrance hall, open plan kitchen/dining room, rear lobby with wc and spacious main living room. First floor accommodation comprises two bright double bedrooms, further single or optional study and well appointed bathroom suite complete with shower. Externally the property enjoys a part-walled rear terrace providing a private seating area with gated access to an area of lawn and to the front 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 which they will receive payment from the service provider if the service is taken. Any payment that wil



Front Door

Part glazed timber front door leading into:

Entrance Hallway

10'4 x 3'7 (3.15m x 1.09m)

Window to front, radiator, wood effect laminate flooring, staircase extending to first floor, double internal glazed doors leading into:

Kitchen/Dining Room

21'7 x 10'5 (6.58m x 3.18m)

Wood effect flooring, double radiator, part glazed external door to the rear, understairs storage cupboard, space for dining table and chairs, heating thermostat, space for freestanding fridge/freezer, fitted base and wall units with contemporary doors, stone effect laminated countertops, metro tiled splashbacks, inset single stainless steel bowl with drainer and tap, four ring Lamona gas burner with stainless steel splashback and extractor, under mounted Lamona oven, space for freestanding dishwasher.

Utility Room

4'8 x 6'5 (1.42m x 1.96m)

Wood effect flooring, window to the rear aspect, ceiling downlights, internal door to wc, cupboard housing the gas boiler.

Living Room

10'6 x 20'5 (3.20m x 6.22m)

Window to the front, radiator, cupboard housing the consumer unit.

Cloakroom/WC

Wood effect flooring, window to the rear aspect, wall mounted hand basin, push flush wc.

First Floor**Landing**

Radiator, heating thermostat, access panel to loft, laundry cupboard with plumbing for appliance and slatted shelving, power point.

Bedroom Three

10' x 10'7 (3.05m x 3.23m)

L-shaped room, window to rear and further velux window to rear with black out blind, eaves storage.

Bedroom Two

7'7 x 12'2 (2.31m x 3.71m)

Window to front, radiator, built-in wardrobe with hanging rail.

Master Bedroom

10'7 x 12' (3.23m x 3.66m)

Bay window to front, radiator.

Bathroom

5'9 x 9'7 (1.75m x 2.92m)

Tile effect vinyl flooring, window to rear aspect, recessed downlights, push flush wc, pedestal wash basin, bath suite with metro wall tiling and rinser, chrome heated towel radiator, shower cubicle with metro wall tiling and mixer with rinser.

Outside**Front of Property**

Off road parking over tarmac driveway for two vehicles.

Rear Garden

Area of hardstanding which is part walled, external tap and light leads to a low level gate and brick wall and an area of lawn to the side where there is a paved seating area all enclosed with close board fencing.

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).

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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>





