



ESTATE AGENTS

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Price £450,000

PCM Estate Agents are delighted to present to the market this THREE BEDROOM SEMI-DETACHED COTTAGE situated within the popular village of CROWHURST, with its local primary school, pub and mainline railway station, as well as further access to Hastings and Battle being just a short car journey away.

Accommodation comprises an entrance hall/study, DONSTAIRS WC, OPEN PLAN LOUNGE-DINING AREA, good sized KITCHEN benefitting from BEAMED VAULTED VEILING and Velux window, first floor landing, TWO GOOD SIZED BEDROOMS and a LARGE FAMILY BATHROOM, whilst the THIRD BEDROOM is located on the second floor. The property benefits from a GOOD SIZED FAMILY FRIENDLY REAR GARDEN and OFF ROAD PARKING for two-three vehicles.

Please call the owners agents now to book your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL/ STUDY

13' x 11' max (3.96m x 3.35m max)

Double glazed door providing access to the rear garden, wood flooring, radiator, wooden double glazed window to side aspect, door to:

DOWNSTAIRS WC

Low level wc, wall mounted wash hand basin and heated chrome towel rail.

OPEN PLAN LOUNGE-DINER

21'10 x 10'7 (6.65m x 3.23m)

Dual aspect with single and double glazed windows to front and side aspect, feature fireplace with brick surround and wood burner, storage cupboards to either side of the fireplace, wood flooring, under stairs storage cupboard housing the electric consumer unit and meter, stairs rising to the first floor landing, radiator.

KITCHEN

11'9 x 8'2 (3.58m x 2.49m)

Single glazed windows to side aspect, single glazed door leading o the rear

garden, range of eye and base level units with worksurfaces over, butler sink, space for freestanding fridge freezer, space for double oven, Vaulted beamed ceiling, two skylight windows and tiled flooring.

FIRST FLOOR LANDING

Stairs rising to the second floor, loft hatch, double glazed window to front aspect.

BEDROOM ONE

13'2 max x 10'11 max (4.01m max x 3.33m max)

Windows to the front and rear aspects, inset spotlights, radiator.

BEDROOM TWO

10'10 max x 9'2 (3.30m max x 2.79m)

Window to front aspect, two built in wardrobes providing ample storage and hanging space, radiator.

BATHROOM

10'5 x 8'1 (3.18m x 2.46m)

Window to rear aspect, panelled bath, shower unit, wall mounted wash hand basin with tiled splashback and vanity mirror above, low level wc, storage cupboard.

SECOND FLOOR

Leading to:

BEDROOM THREE

15'2 x ' max (4.62m x ' max)

Single glazed window to front aspect, loft hatch, radiator.

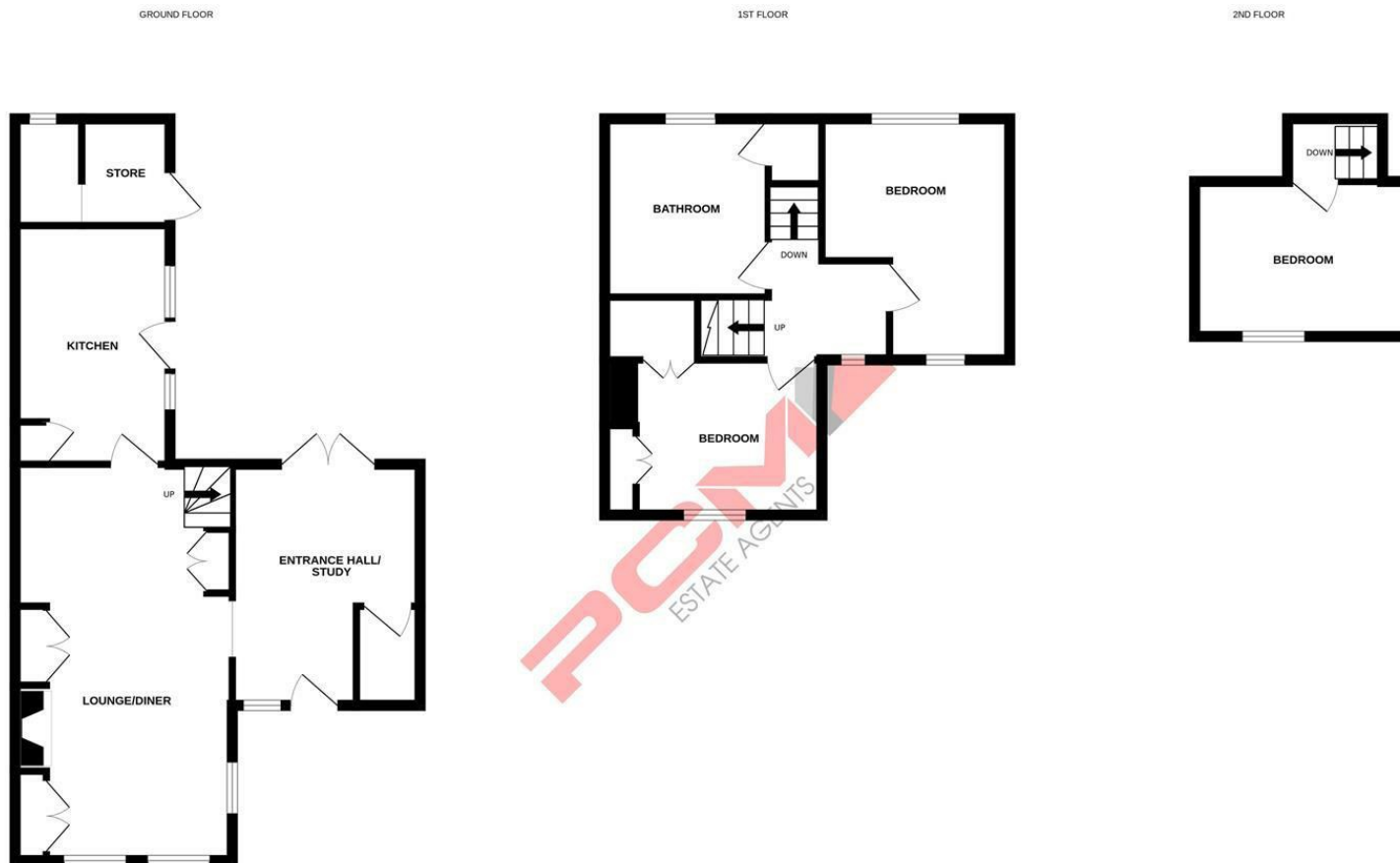
REAR GARDEN

A particular feature of the property, being family friendly with large patio area leading to a good sized area of lawn, enclosed by a variety of trees and shrubs, storage cupboard housing the oil fired boiler and having space and plumbing for the washing machine, side gate leading to front aspect.

OUTSIDE - FRONT

Providing off road parking for two-three vehicles.





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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