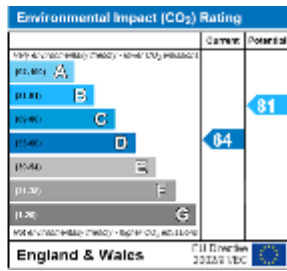
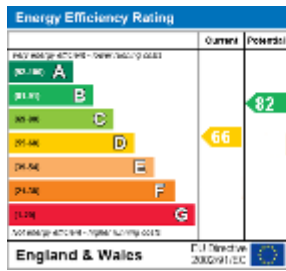




BLACKBOYS ROAD, CROSS IN HAND, TN21 0TA £795,000



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 guidance 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. Made with Metropix 6/2017



4 Bedroom Detached House
Kitchen/Breakfast Room
Sitting Room and Conservatory
Detached Garage with Annexe/Studio above
Large Gardens with Woodland
1.1 Acres (TBC)
Totally Private Location
Un-interrupted views to the South Coast
NO ONWARD CHAIN

Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.
 Tel: 01435 868020. Fax: 01435 864441. www.westwoodsestateagents.co.uk

PLEASE NOTE: These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances remaining have not been tested and no warranty can be given or implied as to their working condition. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific and requested written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

An individual detached house, on the market for the first time, with accommodation comprising entrance hall, cloakroom/shower room, kitchen/breakfast room, utility room, large sitting room, conservatory, 4 bedrooms, upstairs sitting area and family bathroom. The detached garage has a spacious annexe/studio/office above with an en-suite bathroom, a gardener's W.C. and a brick built log store. The gardens extend to approximately 1.1 acres (TBC) and include an area of woodland. The property benefits from gas central heating and NO ONWARD CHAIN.

Council Tax Band G - 2017/2018 £3,020.18

Situated on the edge of Cross in Hand village and at the end of a wooded driveway about 1 1/2 miles from the market town of Heathfield Town Centre with its range of shopping and banking facilities. The area is well served with a range of well regarded primary schools with secondary education being available at the nearby Heathfield Community College. There are mainline railway stations at both Stonegate and Etchingham (both of which are under a 15 minute drive away) giving services into Charing Cross in just over an hour. The coast at Eastbourne and the spa town of Tunbridge Wells are both about 15 miles away.

ENTRANCE HALL Part-glazed wooden front door leads to the spacious entrance hall, stairs rising to the first floor.

CLOAKROOM/SHOWER ROOM Large cloakroom with white suite comprising W.C. and wash basin in vanity unit, fully-tiled double shower cubicle with plumbed-in shower unit, heated towel rail, obscure window.

KITCHEN/BREAKFAST ROOM 15'02" x 11' Range of matching wall and base units with work surfaces over, 1 1/4 bowl stainless steel sink and drainer unit with mixer tap, breakfast bar, larder cupboard, space for electric cooker, space for upright fridge/freezer, window to the front.

UTILITY ROOM 11'01" x 7'06" Range of matching wall and base units, wall-mounted Bosch gas-fired boiler, 1 1/4 bowl stainless steel sink and drainer unit with mixer tap, space and plumbing for washing and dishwasher, space for under-counter fridge, window to the rear, door to the side.

SITTING ROOM 23'09" x 13' Feature brick fireplace with wooden mantle over and fitted wood burning stove, windows overlooking the rear garden, double doors to the conservatory.

CONSERVATORY 11'11" x 8'10" Tiled floor, sliding door to the patio and rear garden, views to the coast.





BEDROOM 3 13'11" x 8'9" Built-in triple wardrobe cupboard, window to the front.

BEDROOM 4 11" x 10'10" Built-in storage cupboard, window to the rear garden.

FIRST FLOOR

SECOND SITTING ROOM 21'03" x 9'10" Extensive views across the garden and the surrounding countryside, large walk-in airing cupboard with shelving and hatch to loft space.

BEDROOM 1 14'02" x 11'03" Built-in double storage cupboard with shelving, eaves storage, window to the side.

BEDROOM 2 14'03" x 9'10" Large built-in wardrobe cupboard with hanging rail and shelving, eaves storage, window to the side.

BATHROOM White suite comprising concealed cistern W.C. in vanity unit with built-in wash hand basin and storage cupboards, bath with mixer tap, double heated towel rail, Velux window.

DOUBLE GARAGE Detached double garage with electric up and over door, light and power connected, pedestrian door. External gardener's W.C. and brick built log store. Door to staircase rising to annexe/studio/office above.

ANNEXE/STUDIO/OFFICE 17'03" x 15'08" Built-in kitchen unit, built-in single wardrobe with shelving, windows to the front and rear, hatch to loft space and eaves storage, door to en-suite bathroom with cream suite comprising plunge bath with mixer tap, W.C., wash hand basin, heated towel rail, Velux window.

DRIVEWAY AND FRONT GARDEN Long driveway through woodland leading to the large parking and turning area in front of the double garage, path to the front door and side, gated access to the rear garden. Front garden laid to lawn with mature trees, shrubs and flower borders.

REAR GARDEN Large and totally private gardens with extensive and un-interrupted views to the South Coast, laid to areas of lawn with specimen trees and shrubs, large paved patio, fish pond, hedge enclosed, gated access to the front.



