

Flimwell

£395,000

A modern four bedroom semi detached house offering well presented accommodation over three floors with a fully fitted kitchen/diner and a generous living room with french doors out to the rear garden and garage. The four bedrooms are upstairs with the main bedroom and ensuite on the second floor.



LOCATION

Flimwell is a village in East Sussex near to Etchingham, Gill's Green, Hawkhurst, Hurst Green and Ticehurst. The nearest railway station is in Etchingham. Just over a mile away Bedgebury Forest is open 365 days a year and is the perfect place to walk, cycle, ride or play in a spectacular world of trees. Also nearby is the award winning Pashley Manor Gardens which has one of the finest gardens in England and offers a sumptuous blend of romantic landscaping, imaginative plantings and fine old trees, fountains, springs and large ponds, with interest and colour throughout the year. Dale Hill Hotel & Golf Club in Ticehurst is a leading golf resort with a remarkable four star hotel and two magnificent golf courses.

FRONT GARDEN

The front garden is fence and hedge enclosed with a front entrance gate and pathway leading up to the front door and to the side entrance gate. The garden is laid to lawn with flower beds. Outside lighting.

ENTRANCE HALL

Upper opaque double-glazed front door with window to side. Stairs to first floor. Under stairs storage cupboard. Radiator. Carpeted with a built-in coir entrance mat. Coved ceiling. Inset ceiling spotlights. Doors to cloakroom, kitchen/diner and living room.

KITCHEN/DINER

Double glazed windows to front. Wall and base kitchen units with an inset one and a half bowl stainless steel sink unit and mixer tap. Worktop counter 'AEG' five ring gas hob with an 'AEG' extractor hood over. Built in 'AEG' double oven and grill. Integrated fridge/freezer. Space and plumbing for automatic washing machine. Tiled splash back and floor. Coved ceiling. Inset ceiling spotlights. Radiator.

LIVING ROOM

Double glazed French doors leading to rear garden with double glazed windows to either side. Double glazed window looking out to rear garden. Coal effect fireplace with stone hearth and surround and wooden mantel. Radiator. Carpeted. Coved ceiling.

CLOAKROOM

Opaque double-glazed window to front. Built in wash hand basin with mixer tap and cupboards below. Low level WC. Radiator. Wooden floor. Tiled splash back. Inset ceiling spotlights. Coved ceiling.

STAIRS/FIRST FLOOR LANDING

Carpeted. Doors to bedrooms two, three, four/study and bathroom. Airing cupboard. Inset ceiling spotlights. Stairs to second floor.

BEDROOM TWO

Double glazed windows to rear. Radiator. Coved ceiling. Carpeted.

BEDROOM THREE

Double glazed windows to front. Radiator. Built in wardrobe. Carpeted. Coved ceiling.

BEDROOM FOUR/STUDY

Double glazed windows to rear. Carpeted. Radiator. Coved ceiling.

BATHROOM

Opaque double-glazed windows to side. Panelled bath with mixer tap and overhead shower attachment and shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Tiled splash back. Radiator. Extractor fan. Inset ceiling spotlights. Coved ceiling.

STAIRS/SECOND FLOOR LANDING

Carpeted. Velux window to rear. Inset ceiling spotlights. Door to bedroom one.

BEDROOM ONE

Double glazed windows to front. Two velux windows to side. Built in wardrobes. Two radiators. Carpeted. Roof access hatch. Door to en-suite.

ENSUITE

Opaque double-glazed window to rear. Panelled bath with mixer tap and hand held shower attachment. Pedestal wash hand basin with mixer tap. Low level WC. Inset ceiling spotlights. Extractor fan. Tiled splash back. Radiator.

REAR GARDEN

25' x 24' (7.62m x 7.32m) The rear garden is fenced enclosed with pathway leading to the gated access to front. Directly to the rear of the property is a paved seating area with outside lighting and power. The garden is laid to lawn with pretty flower borders and a pathway leading to the garage and storage shed. Garage has remote control up and over door with roof space storage, power and light.

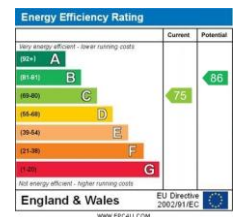
GARAGE

The garage has a remote control up and over door. Roof space offering storage. Power and light.



TOTAL FLOOR AREA: 1391 sq. ft. (129.3 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. Made with Metropix ©2020



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