



Tinsley Lane
Three Bridges, Sussex RH10 8AW

Offers In Excess Of £575,000

An opportunity to buy this lovely bungalow for the first time in 47 years! The property sits on a large plot of approximately three quarters of an acre, which faces west to the rear, and offers scope for further extensions and development if required. The bungalow currently offers three bedrooms, two reception rooms, kitchen and separate utility, which is an extension to the original property, shower room and separate W.C. To the front there is a large block paved driveway with parking for several cars which leads to the garage. On the ground floor there is parquet flooring to most rooms, which is currently covered by carpet. To the rear there is a large, secluded, westerly facing garden with a paved patio terrace, lawn and workshop/home office to the rear. The property is being offered with no onward chain.



Hallway

Part glazed front door, part wood panelled walls, coving, "Hive" thermostat, radiator, cupboard housing the gas fired boiler, coats cupboard, access to the loft space via a pull down ladder, doors to:

Bedroom One

Double glazed windows to the front and side aspects, radiator, coving, fitted wardrobes to one wall.



Lounge

Double glazed windows to the front and side aspects, radiator, wall lights.



To The Front

Dwarf brick wall boundary with brick pillar opening leading to a block paved driveway with parking for several cars which leads to the garage, shaped lawned area to the side with hedge borders, path to the front door.

Kitchen

Range of base and eye level units with work wood work surfaces over and tiled splash backs, inset stainless steel one and a half bowl sink with a mixer tap and drainer, built in eye level Bosch double oven, inset Neff hob with a stainless steel extractor hood, space for a fridge/freezer, breakfast bar, heated towel rail, cupboard and larder cupboard, double glazed window rear, part glazed door to:



Bedroom Two

Double glazed window to the side, radiator, fitted wardrobes to one wall with central dressing area.

Bedroom Three/Study

Double glazed window to the rear, radiator.

Dining Room

Double glazed patio doors to the side, coving, wall lights, fireplace.





Shower Room

Refitted white suite comprising a walk in shower cubicle with a digital Aqualisa mixer shower unit, hand basin with a mixer tap, part tiled walls, tiled floor, heated towel rail, extractor fan, recessed down lighters, obscure double glazed window.



Rear Garden

The garden forms an important feature of the property as it has a westerly aspect and is large and secluded. To the rear of the house there is a paved patio terrace which extends to the side where there are raised beds and a side access gate. From the patio you step down to a lawned area with path to the rear. To the side there are two large sheds and at the end there is a workshop with glazed windows and decked porch area. The garden has mature plant and shrub borders and feature trees.

Utility Room

With a vaulted ceiling with two velux windows, double glazed windows to the rear and sides and a double glazed door to the garden, radiator, base and eye level units to one wall with work surfaces over and matching splash backs, inset stainless steel sink with a mixer tap, space for a washing machine and fridge/freezer.

Separate W.C.

White close coupled W.C, part tiled walls, extractor fan, recessed down lighters, obscure window, tiled floor.





Approximate total area⁽¹⁾
1064.13 ft²
98.86 m²

Shower Room
5'5" x 5'3"
1.66 x 1.60 m

Separate WC
5'6" x 2'7"
1.70 x 0.81 m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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