



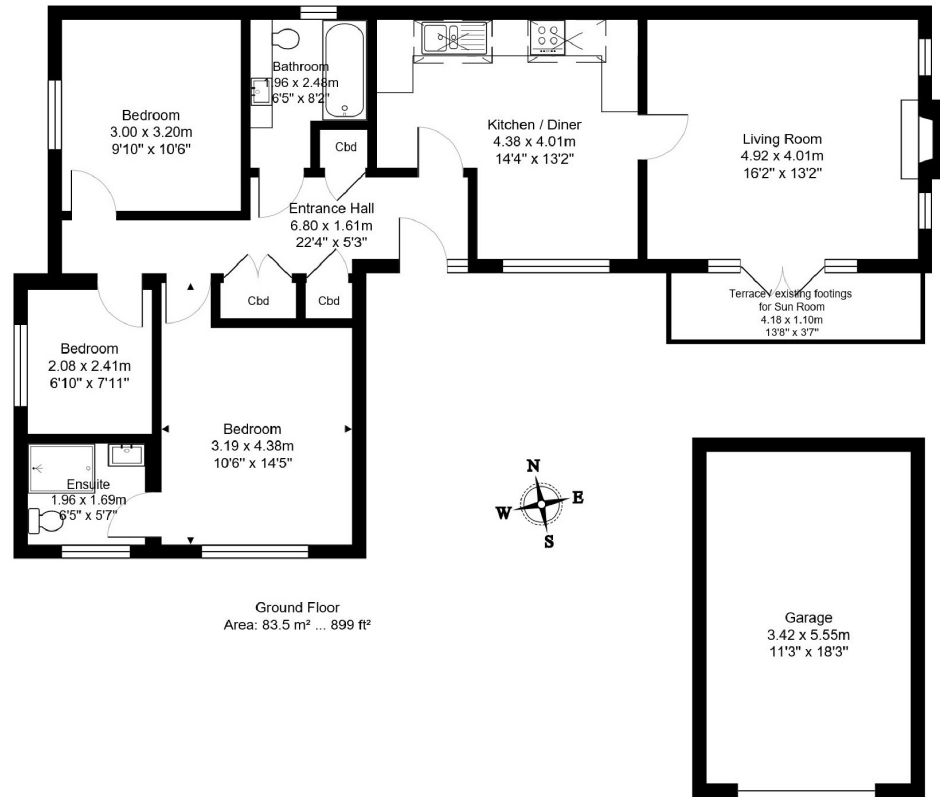
**The Old Coach House, Nursey Lane, Fairwarp, East Sussex, TN22 3BD**  
**Asking price £439,950**

An opportunity to acquire a detached three bedroom bungalow tucked away in a very desirable rural location in the village of Fairwarp. The property has been extensively modernised, including rewiring, plumbing and heating. There is still some finishing to do, therefore offering scope for a purchaser to add their own personal touch. The property comprises large area to the front with off road parking for a number of vehicles and detached garage, kitchen, three bedrooms with en-suite to the master, living room, kitchen diner and family bathroom. Viewing is highly recommended to appreciate the potential and location of this property.  
EPC = D

<b>ENTRANCE</b> Large open hallway. Two radiators.	<b>BEDROOM TWO</b> Oak door leads through to large double bedroom with UPVC double glazed window to side. Radiator.	<b>GARAGE</b> Of brick built construction with pitched roof providing additional storage. Electric up and over door. Security lighting.
<b>KITCHEN / BREAKFAST ROOM</b> A range of country style base units with wood effect worksurface and tiled splashback. Space for fridge / freezer. Eye level double oven. Two velux windows and large picture window with aspect to the front of the property. Radiator. Inset spotlights.	<b>BEDROOM THREE</b> Oak door leads through to bedroom. UPVC double glazed window to side, radiator.	
<b>LIVING ROOM</b> Entered via a glass and oak door with chrome door furniture, feature recess fireplace with inset Clear View multi-fuel stove. In set spot lights. Two windows to side of property, 2 radiators. French doors with fixed glazed panels to either side and leading to the front of property	<b>BATHROOM</b> Modern bathroom suite comprising bath with shower over and folding glass shower screen. White gloss vanity unit incorporating tall and high level storage units, inset sink with chrome mixer taps, laminate top continuing to low level WC with concealed cistern with push button flush. Chrome ladder style radiator. UPVC double glazed opaque window. Recessed spot lights.	
<b>BEDROOM ONE</b> An oak door leads through to a large double bedroom. Large window to the front of the property. Radiator,	<b>UTILITY AREA</b> Oak door leads through to utility cupboard with space for fridge / freezer. Oak door leads through to cupboard with space and plumbing for washing machine and space for condenser dryer. Oak door to cupboard for coats.	
<b>EN-SUITE</b> Fully enclosed large shower cubicle with sliding doors and chrome shower and riser. Fully tiled. Wash hand basin with vanity unit below and cabinet with light and mirror above. UPVC double glazed opaque window. Recessed spot lights and extractor fan.	<b>OUTSIDE</b> To the front of the property is off road parking for a number of vehicles. Area of grass. To the rear is a log store and oil tank.	







Ground Floor  
Area: 83.5 m<sup>2</sup> ... 899 ft<sup>2</sup>

Total Area: 102.5 m<sup>2</sup> ... 1103 ft<sup>2</sup> (excluding terrace / existing footings for sun room)

All measurements are approximate and for display purposes only

(Not shown in actual  
location / orientation)  
Area: 19.0 m<sup>2</sup> ... 204 ft<sup>2</sup>

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100	100	100	100
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. These particulars are intended to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Banfield Residential Sales and Lettings Limited nor the Vendor(s) accept any liability in respect of their contents. b) they do not constitute an offer or contract of sale. c) None of these statements contained in these particulars is to be relied upon as a statement or representation of fact. d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars, and e) the Vendor(s) do not make or give and neither Banfield Residential Sales and Lettings Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

01892 653333

The Broadway, Crowborough, East Sussex, TN6 1DE  
info@banfieldresidential.com | www.banfieldresidential.com