



## Sunrise, Maxfield Lane, Three Oaks, TN35 4NJ

A THREE BEDROOM, TWO RECEPTION ROOM DETACHED MODERN BUNGALOW SITUATED IN A SMALL RESIDENTIAL LANE IN THE POPULAR VILLAGE OF THREE OAKS ON THE OUTSKIRTS OF HASTINGS AND CLOSE TO LOCAL COUNTRYSIDE WALKS, THREE OAKS VILLAGE PUB AND THREE OAKS TRAIN STATION CONNECTING TO THE HISTORIC TOWNS OF RYE & HASTINGS.

The property occupies a level plot of just over half an acre and provides versatile accommodation to include a 21'9 x 13'10 living room with multi fuel burner, an adjoining double glazed conservatory as well as a 27'8 x 9'1 kitchen/diner with built-in appliances and there is also a separate utility room/w.c. Each of the three bedrooms have en-suites with the 18'3 x 12'3 main bedroom having fitted wardrobes and an impressive 12'5 x 10'8 en-suite bath/shower room.

Outside, there are two parking areas including a 65ft driveway, all providing off road parking for several vehicles and lead to the detached double garage. The gardens and patio surround the property with a 110ft x 95ft main area of lawn which is hedge & tree enclosed. Further benefits include a multi fuel burner which provides the central heating, double glazing and the property is to be sold CHAIN FREE. Viewing is recommended with Sole agent, Charles & Co. to appreciate the location, plot size and flexibility of accommodation.

**Price £650,000**



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- Three Bedroom Detached Bungalow
- Tucked Away Lane Location
- Popular Three Oaks Village
- Two Reception Rooms
- Double Glazed Conservatory
- Three En-Suite Shower Rooms
- Gardens Surround All Sides
- Detached Double Garage
- Extensive Private Driveways
- Viewing Considered Essential

### Entrance Hallway

33'0 (10.06m)

### Bedroom Two

12'9 x 9'10 (3.89m x 3.00m)

### Living Room

21'9 x 13'10 (6.63m x 4.22m)

### En-Suite Shower Room

5'7 x 5'7 (1.70m x 1.70m)

### Conservatory

12'10 x 12'0 max (3.91m x 3.66m max)

### Bedroom Three

12'0 x 9'9 (3.66m x 2.97m)

### Kitchen/Diner

27'8 x 9'1 (8.43m x 2.77m)

### En-Suite Shower Room

7'5 x 3'0 (2.26m x 0.91m)

### Utility Room/W.C

6'8 x 5'9 (2.03m x 1.75m)

### Outside

### Driveway

### Bedroom One

18'3 x 12'3 (5.56m x 3.73m)

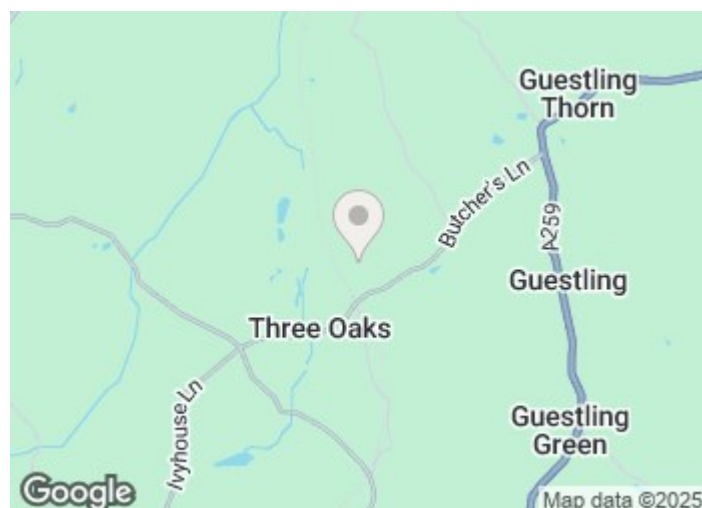
### Detached Double Garage

17'8 x 16'4 (5.38m x 4.98m)

### En-Suite Bath/Shower Room

12'5 x 10'8 (3.78m x 3.25m)

### Gardens







Floor Plan

GROUND FLOOR  
1517 sq.ft. (140.9 sq.m.) approx.



TOTAL FLOOR AREA: 1517 sq.ft. (140.9 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		