



## Directions

## Viewings

Viewings by arrangement only. Call 01825 701 030 to make an appointment.

## EPC Rating

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	95	95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



8 Squires Lane, Framfield, TN22 5FH

£1,800 Per month

- Newly Built Detached House
- En-Suite to Master Bedroom
- Stunning Countryside Views
- Semi-Rural Location
- EPC A - 95
- Four Bedrooms
- Downstairs Shower Room
- High Specification
- Deceptively Spacious
- Viewing Advised



# 8 Squires Lane, Framfield TN22 5FH



Council Tax Band: New Build

A deceptively spacious, brand new detached energy efficient house offering a rare A rated EPC. The house has air source heat pumps, solar panelling and underfloor heating to the ground floor. The house is light and spacious throughout with a large entrance hall. The stunning kitchen/breakfast room offers a range of base and eye level storage cupboards, oven, hob & extractor fan, space and plumbing for washing machine and dishwasher, space for fridge/freezer. The impressive sitting room/dining room is a really good size with patio doors to the rear garden. A bedroom and shower room/WC complete the ground floor accommodation. Upstairs there is a master bedroom with en-suite shower room along with two further bedrooms and a family bathroom comprising panelled bath, wash hand basin and WC. Outside the rear garden is mainly laid to lawn with a patio area and stunning countryside views. There is a parking area alongside the house. The property is offered to let long term, unfurnished and available immediately.

