

April Cottage Church Road, Catsfield

£550,000 Freehold

A beautifully updated family home combining character features with modern design. Includes a new kitchen, stylish bathrooms, spacious living areas and off-street parking. Well located for top schools, green spaces and excellent transport links to London



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You enter into a welcoming hallway with attractive parquet flooring, setting the tone for the character and space found throughout the home. This flooring continues into the spacious triple-aspect living room, which enjoys excellent natural light throughout the day and features an open fireplace as a central focal point—ideal for cosy evenings.

To the right, the kitchen is both stylish and practical, fitted with solid wooden worktops and sleek white gloss units. Appliances include a Bosch eye-level oven and grill, integrated white goods and an induction hob. A striking black sink sits beneath a window overlooking the garden, while grey splashback tiling and black tile-effect flooring add a contemporary feel. There is ample space for a dining table, making this a sociable family hub. The kitchen also incorporates a cloakroom area and a particularly useful additional room with direct access to the garden—ideal as a pantry, boot room or hobby space.

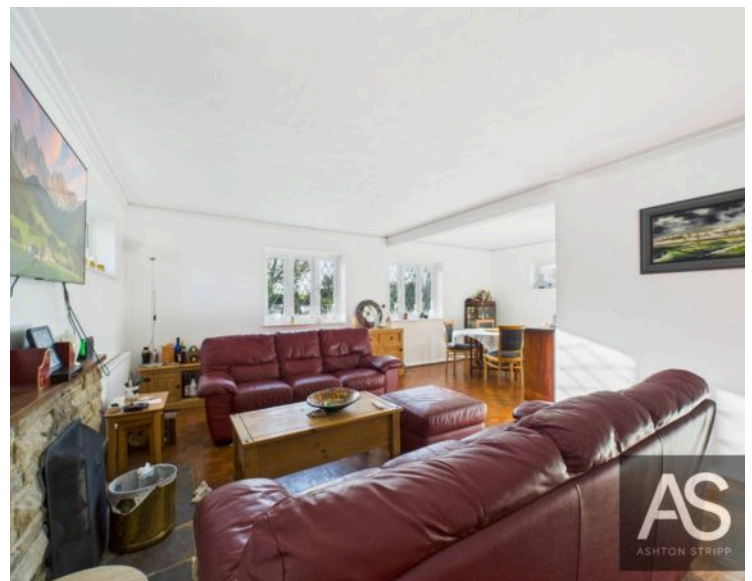
Leading off the kitchen, two adaptable side rooms—one front-facing and one overlooking the rear garden—offer excellent flexibility. These rooms are connected by a central corridor with a side door providing external access, making them well suited for use as bedrooms, home offices, playrooms or a private snug for teenagers.

The large utility room provides further practicality with generous storage, mixed worktops, a stainless steel sink and a door to the garden. The newly updated ground-floor bathroom is finished to a high standard, featuring black tiled flooring, grey wall tiling, a walk-in shower and a modern white suite. Nearby is an airing cupboard, while a rear double bedroom enjoys peaceful garden views and benefits from built-in storage.

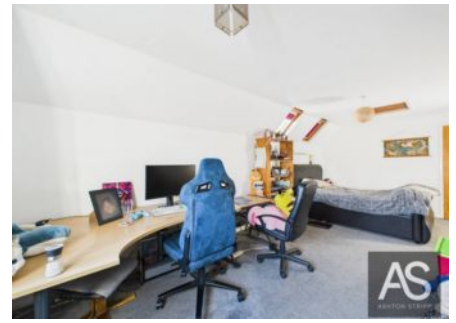
Upstairs, the landing is light and airy and features two substantial storage cupboards. To the left is a large double bedroom with a side window and Velux, creating a bright and comfortable space. The newly fitted family bathroom has been finished in contemporary grey tiling and includes a walk-in rain shower and modern fittings. At the front of the house is another generous double bedroom with built-in storage and attractive open views across the surrounding fields.

Outside, the property sits on a generous plot. The front garden features raised beds and driveway parking for three to four vehicles, along with side access on both sides of the house—one housing a shed and oil tank. The rear garden offers a good-sized lawn and a well-constructed wooden summer house, ideal for a home office, studio or garden retreat.

April Cottage is positioned in the heart of Catsfield, a peaceful and attractive village surrounded by the beautiful East Sussex countryside. The village enjoys a friendly community atmosphere with local amenities, a village hall and well-regarded schools, including Catsfield CofE Primary. The nearby town of Battle provides a wider range of shops, services and mainline rail links, making this an ideal location for families and those seeking a quiet village lifestyle without sacrificing connectivity.



- Spacious modern kitchen with solid wood worktops, white gloss units, Bosch appliances and garden views
- Versatile side rooms ideal for bedrooms, home offices, playrooms or a teen snug
- Large triple-aspect living room with parquet flooring and open fireplace
- Two newly fitted bathrooms with walk-in showers and contemporary finishes
- Ground-floor rear bedroom with garden outlook and built-in storage
- Two generous upstairs double bedrooms, one with fitted storage and open field views
- Excellent storage throughout, including airing cupboard and landing cupboards
- Large front and rear gardens with a quality wooden summer house
- Driveway parking for three cars, side access both sides, air conditioning, air-source heating and oil-fired hot water.



April Cottage sits in the heart of Catsfield, a peaceful and attractive village surrounded by East Sussex countryside. The location offers a friendly, rural community feel while still being close to Battle for shops, services and rail links. Local amenities, village hall activities and well-regarded schools—including Catsfield CofE Primary—are all nearby, making it an ideal spot for families and anyone seeking a quiet yet well-connected village setting.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

2041 ft²

189.7 m²

Reduced headroom

17 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 0 Building 1



Approximate total area⁽¹⁾

1335 ft²

124.1 m²

Reduced headroom

17 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

