

**RUSH
WITT &
WILSON**



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**23 Sunny Rise, Battle, TN33 0GF
£1,800 Per Month**

Built in 2011, this exceptional three-storey town house offers spacious and thoughtfully designed accommodation. The stylish kitchen/breakfast room is fully fitted and comfortably accommodates a breakfast table, making it ideal for everyday dining and entertaining. On the first floor, the elegant main living room features a Juliet balcony, creating a light and airy feel. The property offers four well-proportioned double bedrooms arranged over the first and second floors, including a principal bedroom with ensuite shower room, as well as a modern family bathroom. The integral garage benefits from power and lighting, while additional off-street parking is available at the front. To the rear, a private and enclosed courtyard garden provides a low-maintenance outdoor space. Perfectly positioned within a small, well-maintained development, the home is just a short walk from Claverham Community College and within easy reach of the historic High Street and mainline railway station. EPC rating: C, Council tax band: E

Terms: £1800 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424) 430011. We are members of The Property redress Scheme and CMP (client money protect scheme CMP00269.

Hallway
3'10 x 18'11 (1.17m x 5.77m)

Kitchen/Breakfast Room
17'7 x 13'2 (5.36m x 4.01m)

Cloakroom/WC
3'4 x 6'3 (1.02m x 1.91m)

Living Room
17'8 x 13'3 (5.38m x 4.04m)

Bedroom
10'4 x 12'2 (3.15m x 3.71m)

En-Suite Shower Room
7'8 x 9'5 (2.34m x 2.87m)

Bedroom
10'3 x 10'2 (3.12m x 3.10m)

En-Suite Bathroom
7'7 x 9'5 (2.31m x 2.87m)

Bedroom
9'7 x 13'1 (2.92m x 3.99m)

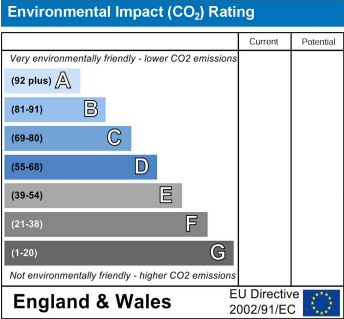
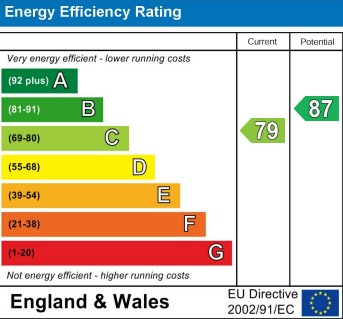
Bedroom
7'6 x 13'1 (2.29m x 3.99m)

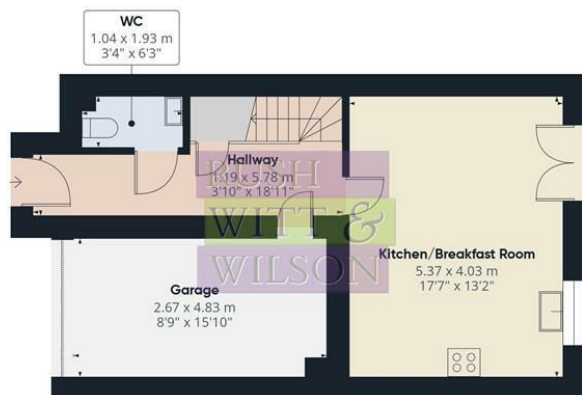
Shower Room
6'3 x 5'10 (1.91m x 1.78m)

Garage
8'9 x 15'10 (2.67m x 4.83m)

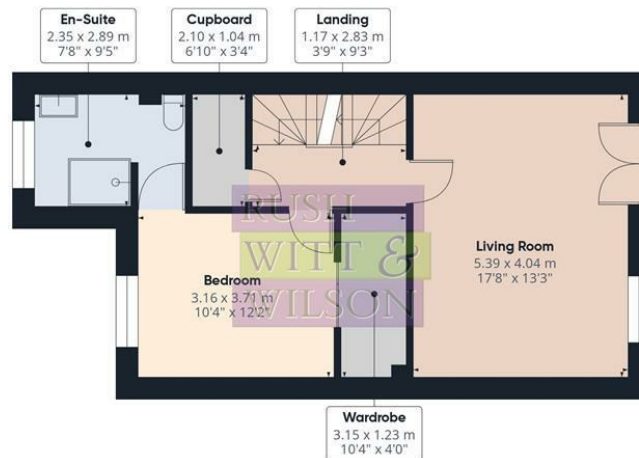
Rear Courtyard Garden

Agents Note
These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ According to the gov.uk website the property is located in an area at low or very low risk of flooding.

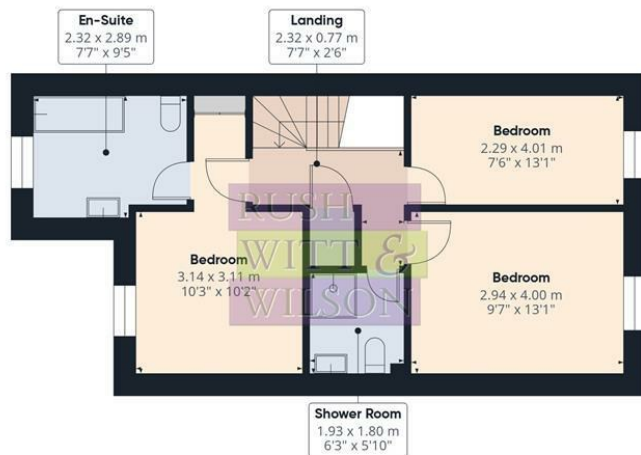




Floor 0



Floor 1



Floor 2

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Approximate total area⁽¹⁾
145.6 m²
1568 ft²

(1) Excluding balconies and terraces

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

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