

**RUSH
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WILSON**



**Barn Cottage Standard Hill, Battle, East Sussex TN33 9JU
£675,000**

A rarely available two bedroom detached converted barn, dating from the early 1800s and converted in 1975. Approached via gated entrance and situated on an extensive plot, located in the village of Ninfield, comprising two double bedrooms, large living room with beautiful views across the gardens and fields to the sea, dining room, modern fitted kitchen, en-suite to master bedroom, shower room and containing many beautiful features throughout. Externally, the property boasts cottage style front garden and extensive well established rear gardens backing onto fields with stunning views to the southerly aspect, approx. 0.50 acres in total, double garages and parking available. Viewing comes highly recommended by RWW Sole Agents. Council Tax Band E.



Entrance Hallway

With entrance door, double radiator, engineered wood flooring, access to loft space via pulldown ladder, airing cupboard housing the hot water cylinder and slatted shelving, additional cloaks cupboard with hanging space and shelving.

Living Room

20'4" x 12'6" (6.20 x 3.82)

With double glazed sliding doors overlooking the southerly aspect with beautiful views, single and double radiators, double glazed windows to the front elevation, feature fireplace with brick surround and inset log burning stove, engineered wood flooring.

Dining Room

11'2" x 10'5" (3.41 x 3.19)

Double glazed window to the southerly elevation, radiator.

Kitchen

12'9" x 9'1" (3.89 x 2.78)

Modern fitted kitchen with a range of matching wall and base level units with quartz straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven and grill, four ring induction hob, double glazed windows to the front and side elevations, space and plumbing for washing machine, integrated dishwasher, radiator, tiled splashbacks, stable door leading to side and utility room.

Utility Room

Space for tumble dryer, double glazed window to the side elevation, door leading onto side garden.

Bedroom One

12'6" x 12'11" (3.82 x 3.94)

Double glazed windows to the southerly aspect with stunning views to the southerly elevation, double radiator, built in wardrobe cupboard with hanging space and shelving.

En-Suite

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, p-shaped bath with chrome controls and chrome wall mounted shower attachment and chrome showerhead, obscured double glazed window to the front elevation, chrome heated towel rail, tiled walls, recessed ceiling spotlights.

Bedroom Two

12'5" x 11'10" (3.81 x 3.63)

Double glazed windows to the southerly aspect with stunning views over fields, radiator, built in wardrobe cupboard with hanging space and shelving.

Shower Room

Suite comprising wc with low level flush, pedestal mounted wash hand sin with mixer tap, walk in shower with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, fitted storage with shelving, radiator, obscured double glazed window to the front elevation, part tiled walls.

Outside

Front Gardens

Beautiful well-established front gardens, with roses and shrubs.

Rear Garden

Extensive in size, beautiful views across fields to the sea, fully enclosed with a feature wall on the west side, side access is available, garden comes mainly laid to lawn with patio areas, plants, shrubs, flowerbeds, vegetable plots and trees of various kinds, timber framed greenhouse and wooden summerhouse.

Agents Note

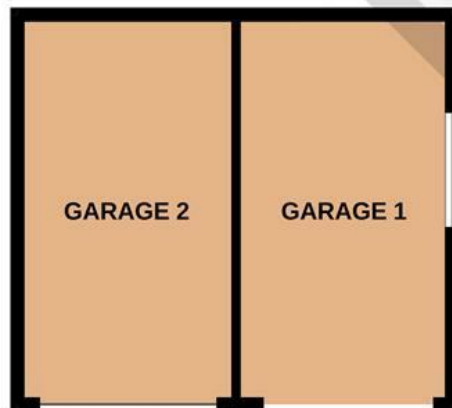
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
1052 sq.ft. (97.7 sq.m.) approx.



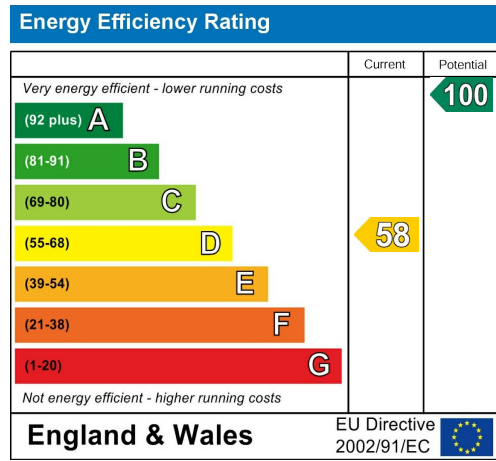
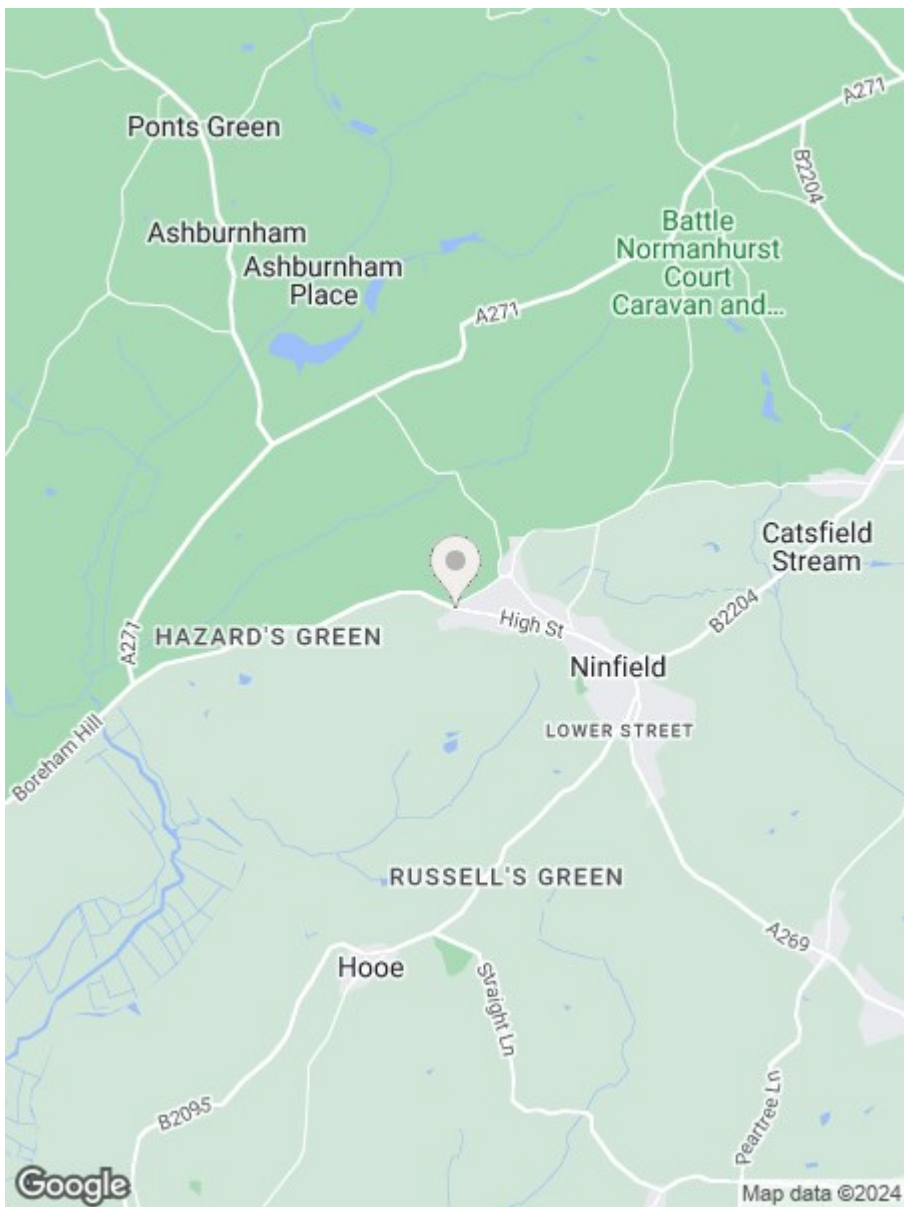
DETACHED GARAGES
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 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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