

**RUSH
WITT &
WILSON**



**23 Falconers Drive, Battle, East Sussex TN33 0DX
£325,000**

Rush Witt & Wilson are proud to present to the market this beautifully presented two bedroom house. Featuring a corner plot with additional side garden, adjacent off road parking, garage, extended accommodation, double glazed and gas fired central heating.

The property is positioned in a highly desirable residential location, which is only a short distance from Battle High Street, which features a good selection of local shops, doctors surgery and amenities. A particularly popular feature is the close proximity to Battle's mainline railway station, with direct lines to London Charing Cross.

Internally the property is well presented with entrance porchway, living room, fitted kitchen/breakfast room, conservatory with warm "cosy" roof and to the first floor two bedrooms and family bathroom.

An internal viewing comes highly recommended via appointed sole agents Rush Witt & Wilson.



Pathway leading to double glazed uPvc door with leaded light panels which leads into:

Entrance Porchway

Electric wall mounted heater, laminate flooring and doorway through to:

Living Room

13'64 x 11'64 (3.96m x 3.35m)

Double glazed window to the front aspect, radiator, continuation of the laminate flooring, stairs to the first floor.

Doorway to the following:

Kitchen

11'68 x 9'51 (3.35m x 2.74m)

Large under stairs storage cupboard, continuation of the laminate flooring, radiator, shelving, wall mounted Worcester Bosch boiler, double glazed window to the rear aspect and adjacent barn style door leading through into the conservatory (described later).

The fitted kitchen consists of a range of matching wall and base mounted units with worksurfaces over and a tiled splash back, space and plumbing for washing machine, space for under counter fridge and freezer, space for freestanding cooker with extractor over. Further breakfast bar with space and plumbing for under counter dishwasher.

Conservatory

8'95 x 7'93 (2.44m x 2.13m)

A very usable room which benefits from an

insulated "cosy" style roof, continuation of the laminate flooring, large sliding uPvc door leading to the back garden and double glazed windows to each side with fitted venetian blinds.

First Floor

Carpeted stairs lead to the first floor landing, which features loft hatch access and doors to the following:

Family Bathroom

Double glazed opaque window to the side aspect, built in storage/airing cupboard which houses the hot water cylinder, heated towel rail, low level w/c, pedestal wash hand basin, shaver point, extractor fan, vinyl flooring, part tiled walls and panel enclosed bath with thermostatic shower over.

Bedroom One

8'98 x 11'68 (2.44m x 3.35m)

Double glazed window to the rear aspect overlooking the rear garden, radiator, laid to carpet and built in wardrobe above the stairs.

Bedroom Two

7'45 x 11'68 (2.13m x 3.35m)

Double glazed window to the front aspect, radiator and laid to carpet.

Outside

Gardens

The property features a generous garden to the front of the property, with borders to either side of the front pathway. To the side of the property an additional space which the current owners

have decked to provide a sun terrace. To the rear a landscaped garden with artificial grass lawn, planted borders and gated access to the area used for off road parking.

Garage

An area of designated parking to the immediate side of the property which further leads to the garage.

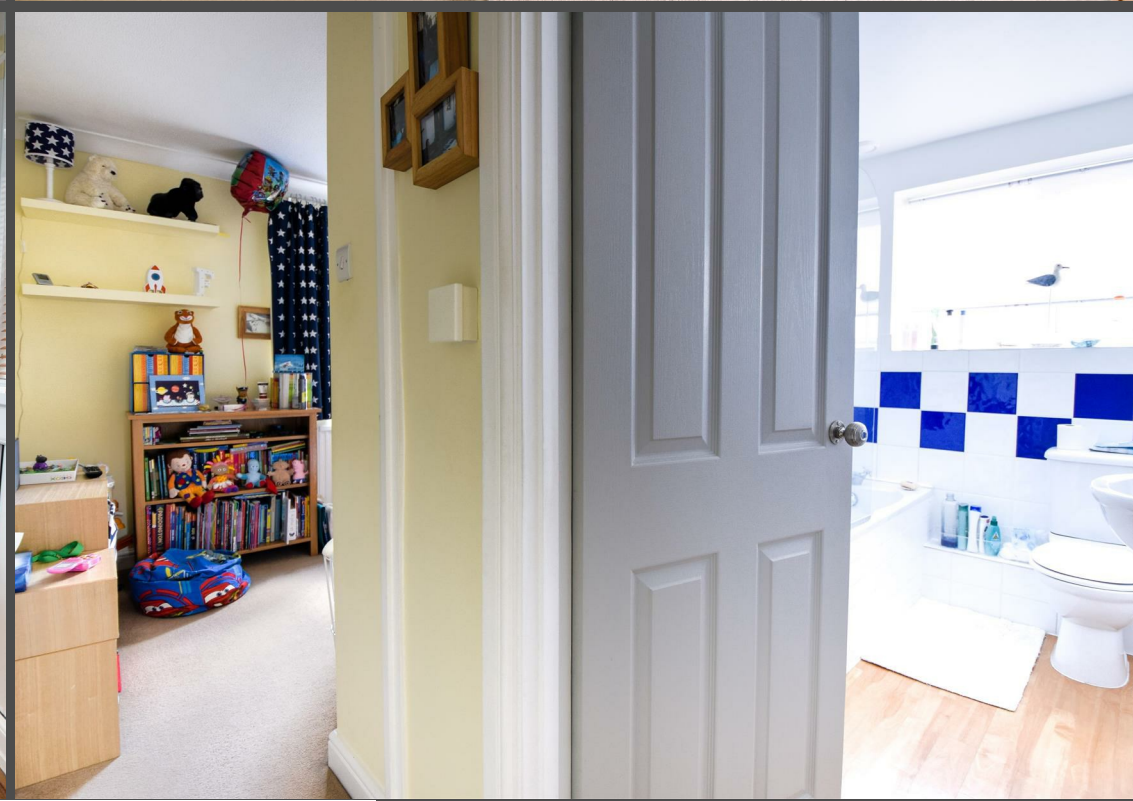
The garage features an up and over door, light and power. It has also partially been converted and is currently used as a home office, with window to provide natural light.

Agents Notes

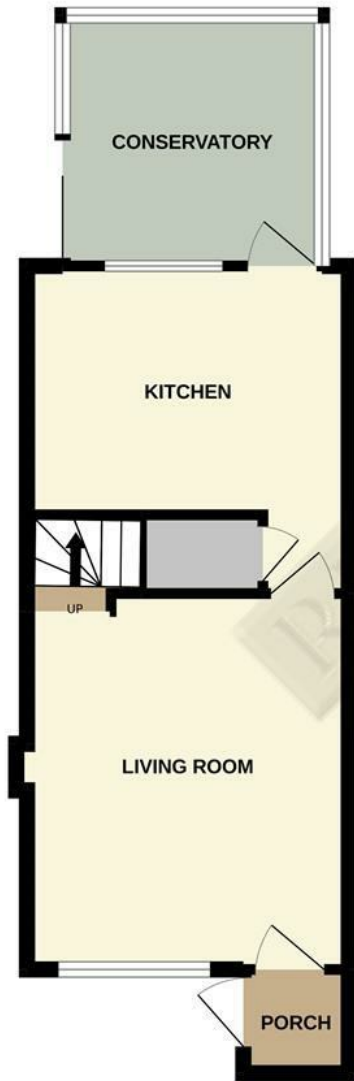
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band C



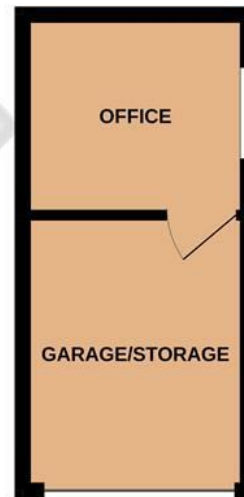
GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.6 sq.m.) approx.

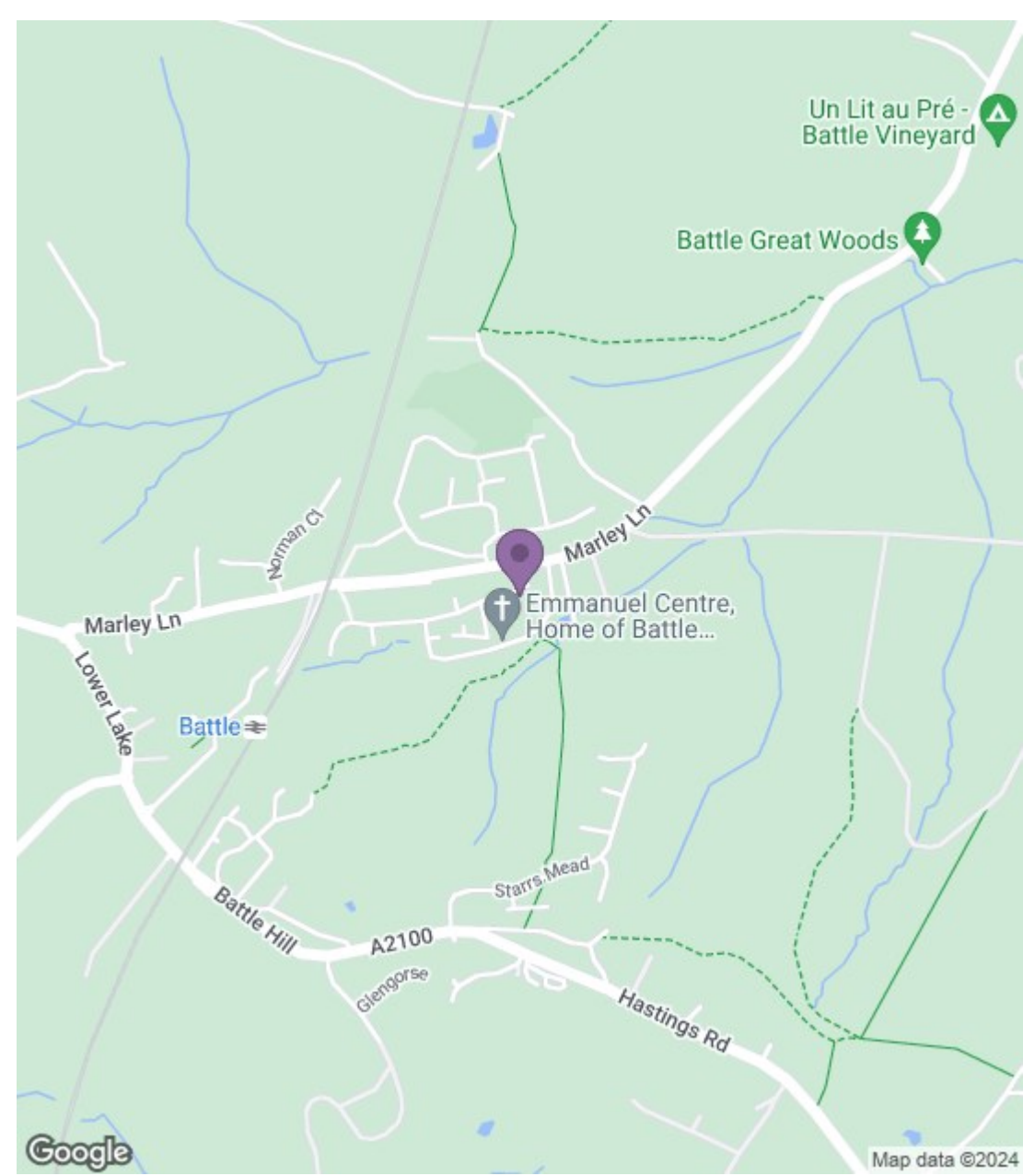


DETACHED GARAGE
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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