

**RUSH
WITT &
WILSON**



**39 Starrs Mead, Battle, East Sussex TN33 0UG
£650,000**

Located in a sought after residential location within walking distance of the mainline station and adjoining Battle Great Woods is this generously proportioned and exceptionally well presented detached family home. The accommodation comprises a light and welcoming entrance hall, cloakroom, dual aspect sitting room, conservatory, dining room, recently appointed utility room and a comprehensively fitted kitchen that opens into a conservatory/breakfast room with views over the garden and neighbouring woodland. To the first floor there are four bedrooms, a shower room and en-suite bathroom.

Outside there is ample off street parking, an integral double garage and a delightful well stocked rear garden.



Property approached via the block paved driveway with a path leading to a composite and glazed front door with exterior lighting.

Entrance Hall

Flooded with light via floor to ceiling double glazed panels, wooden flooring, radiator with cover, ceiling lighting, stairs to first floor and attractive coved detailing.

Cloakroom

Fitted with a concealed low level w.c, wash hand basin with hot and cold taps, ceiling lighting, wooden flooring, radiator, double glazed obscured window to rear aspect.

Sitting Room

22'5 x 12'5 (6.83m x 3.78m)

Accessed via double doors and enjoying a dual aspect via double glazed windows to the front and a set of sliding double glazed doors to the rear that leads into the conservatory. Two radiators, ceiling and wall lighting, attractive coved detailing, stone fireplace and hearth housing a coal effect fire.

Conservatory

10'11 x 9'6 (3.33m x 2.90m)

With a delightful outlook over the rear garden, tiled floor, radiator and double glazed double doors with garden access.

Dining Room

16' x 10'6 (4.88m x 3.20m)

With double glazed window to front aspect, ceiling lighting and radiator.

Kitchen

24' x 9'11 reducing to 8'6 (7.32m x 3.02m reducing to 2.59m)

Recently appointed and comprising a comprehensive range of matching wall and base mounted units with soft close cupboards and drawers, wood effect work surface, single bowl sink with drainer and mixer tap, integral induction AEG hob with cooker hood over, eye level oven and convection microwave, integral fridge/freezer, cupboard housing wall fired gas boiler, double glazed window to rear garden aspect, inset ceiling lighting, two radiators and opening into conservatory/breakfast area.

Conservatory/Breakfast Area

15'5 x 8'6 (4.70m x 2.59m)

Brick and uPvc construction with a newly insulated roof and fitted with a breakfast island matching the kitchen with base mounted cupboards and breakfast bar, making an ideal area to sit and enjoy the view onto the garden, wall mounted lighting, return door to utility room, two sets of double glazed doors with access onto the rear garden.

Utility Room

8'6 x 7'1 (2.59m x 2.164m)

Recently fitted with matching wall and base mounted units with worksurface over and stainless sink with drainer and mixer tap, door to conservatory/breakfast room, integral door to garage, ceiling lighting and radiator.

First Floor

Landing

With double glazed window to front aspect, ceiling lighting, airing cupboard, loft hatch access with pull down ladder to a fully insulated loft and ceiling lighting.

Bedroom One

15'6 x 11'9 (4.72m x 3.58m)

Newly appointed with sharps fitted bedroom furniture comprising wardrobes, bedside tables and chests of drawers, ceiling lighting, radiator and double glazed window to rear aspect with views over the garden and neighbouring woodland.

En-suite Bathroom

6'11 x 6 (2.11m x 1.83m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with mixer tap and shower attachment, tiled floor, ceiling lighting, radiator and double glazed obscured window to front aspect.

Bedroom Two

11'8 x 10'6 (3.56m x 3.20m)

Fitted with bedroom furniture comprising wardrobes, overhead cupboards, base units and open shelving, further built-in cupboard, ceiling lighting, radiator and double glazed window to front aspect with delightful roof top views towards Battle Abbey, St Marys church and the windmill on Caldbec Hill

Bedroom Three

10'8 x 10'6 (3.25m x 3.20m)

Double glazed window to rear aspect with views over the garden and neighbouring woodland , ceiling lighting, radiator and built-in wardrobe.

Bedroom Four

9 x 8'11 (2.74m x 2.72m)

Double glazed window to front aspect with delightful roof top views towards Battle Abbey, St Marys church and the windmill on Caldbec Hill, ceiling lighting and radiator.

Shower Room

Fitted with a low level w.c, vanity wash hand basin with mixer tap and storage cupboards beneath with further wall mounted units

incorporating a mirror, large shower cubicle, part tiled walls and tiled floor, ceiling lighting, heated towel rail and double glazed obscured window to rear aspect.

Outside

Front Garden

Neatly arranged to lawn with flower and shrub planted borders and gated side access to the rear of the property.

Rear Garden

This delightful well stocked garden adjoins Battle Great woods and in fence and hedgerow enclosed with gated side access. There is a block paved seating area ideal for outdoor entertaining and accessed via both conservatories, opening onto a lawned garden with mature flower and shrub planted borders that lead up to a covered elevated seating area. To the side of the property there is ample space for a timber shed.

(It should be noted there is a gate that leads into Battle Great Wood. The present owner does not use this to access the woods, but should you wish to walk in there regularly a charge of £95 per annum is payable to the Forestry Commission.)

Double Garage

17'4 x 16'9 (5.28m x 5.11m)

With remote operated roller garage doors, power, light and integral door into the utility room. There is also ample off street parking on a block paved drive.

Agents Notes

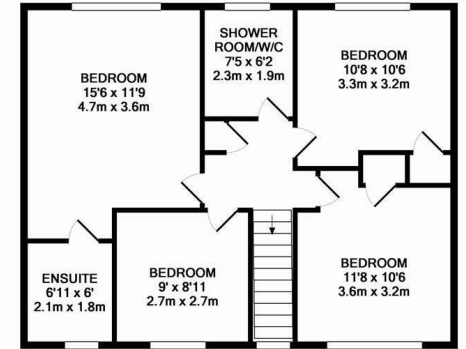
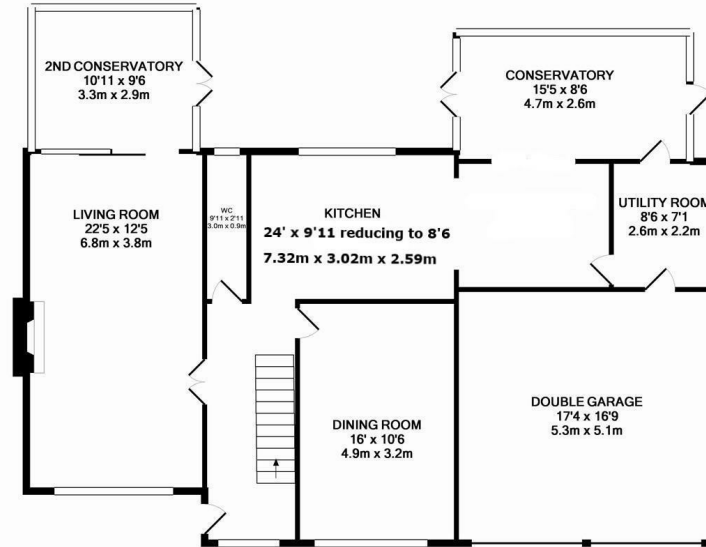
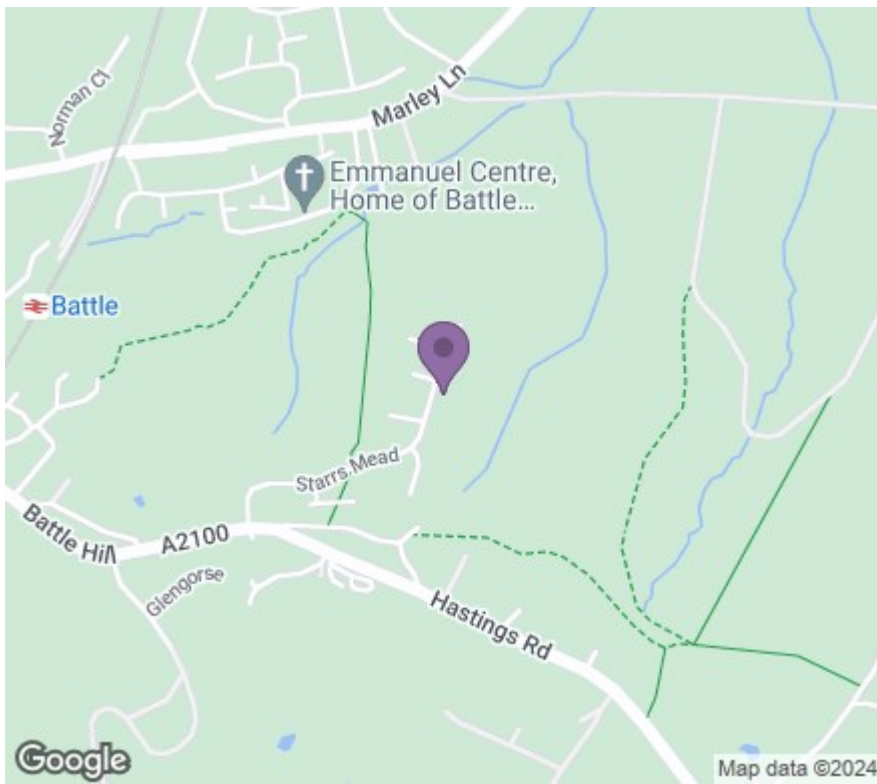
None of the services or appliances mentioned in these sale particulars have been tested.

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 G







GROUND FLOOR
APPROX. FLOOR
AREA 1370 SQ.FT.
(127.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 636 SQ.FT.
(59.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2006 SQ.FT. (186.4 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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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	

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Environmental Impact (CO₂) 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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Residential Estate Agents
Lettings & Property Management

**RUSH
WITT &
WILSON**



88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk