

**RUSH
WITT &
WILSON**



**2 Alma Cottages, Staplecross, East Sussex, TN32 5QB
£309,950**

This beautifully presented mid terrace cottage is located in the heart of a charming village within walking distance of the village store, public house and primary school. A short drive provides access to the mainline stations at Battle and Robertsbridge serving London Charing Cross.

The light and airy accommodation comprises an entrance porch, sitting room with a wood burning stove, dining room, kitchen with delightful views over the garden, two double bedrooms, a well appointed bathroom and an attic room accessed via the main bedroom. Whilst outside there is a stunning well stocked cottage style garden.

An internal viewing comes highly recommended to appreciate the internal finish to this stunning cottage that is offered to the market **CHAIN FREE**



Property approached to double timber and glazed doors into:

Entrance Porch

Timber framed windows to each side, tiled floor and a cottage style composite front door leading into:

Sitting Room

10'11" x 10'11" (3.35m x 3.35m)

Double glazed uPvc window to front aspect, radiator, wooden flooring, wood burning stove with exposed brickwork chimney breast set on a tiled hearth, fitted alcove shelving and ceiling lighting.

Inner Hall

Stairs leading to first floor landing, radiator and an opening leading into:

Dining Room

11'56 x 11'06 (3.35m x 3.51m)

Double glazed window over looking the rear garden, radiator, two built-in understairs cupboards one large enough for the fridge/freezer, feature fireplace with tiled hearth and wooden surround and opening leading into:

Kitchen

7'28 x 6'63 (2.13m x 1.83m)

The fitted kitchen consists of a range of matching wall and base mounted cream units with a wooden work surfaces over and a tiled splash back, inset stainless steel and glass 1 1/2 bowl sink with drainer and mixer tap, integrated oven, four ring electric hob with extractor over, space for a washing machine, tiled floor, radiator, uPvc double glazed door with garden access and two double glazed windows one with delightful views overlooking the rear garden.

First Floor

Split level landing with lighting.

Bedroom One

11'59 x 11'36 (3.35m x 3.35m)

Double glazed window to front aspect towards the village centre, exposed wooden floorboards, radiator, ceiling lighting, attractive wall panelling and opening with bookshelf and ladder leading to:

Attic / Loft Room

12 x 11'10 (3.66m x 3.61m)

Boarded and paint finished loft space which could be used as study room/ area or as storage, with Velux style window providing natural light.

Bedroom Two

7'42 x 11'46 (2.13m x 3.35m)

Double glazed window to rear aspect over looking the garden, ceiling lighting and radiator.

Bathroom

Fitted with a low level wc, wash hand basin with hot and cold taps, feature tongue and groove painted panelling, extending into a tongue and groove panelled bath with mixer tap and shower attachment as well as MIRA electric shower over and tiled surround, traditional radiator and chrome heated towel rail, airing cupboard which houses the wall mounted gas fired boiler and hot water cylinder. Double glazed obscured window to side aspect.

Outside

Rear Garden

Attractive rear cottage garden with a pretty paved seating adjacent to the rear of the property, this area is perfect for al-fresco dining. Opening onto a lawned garden which is flanked by hedgerow and

attractive plant and flower lined borders. To the rear is a timber storage shed with additional covered storage area.

Please note there is gated access providing right of way via the neighbouring cottages.

Agents Notes

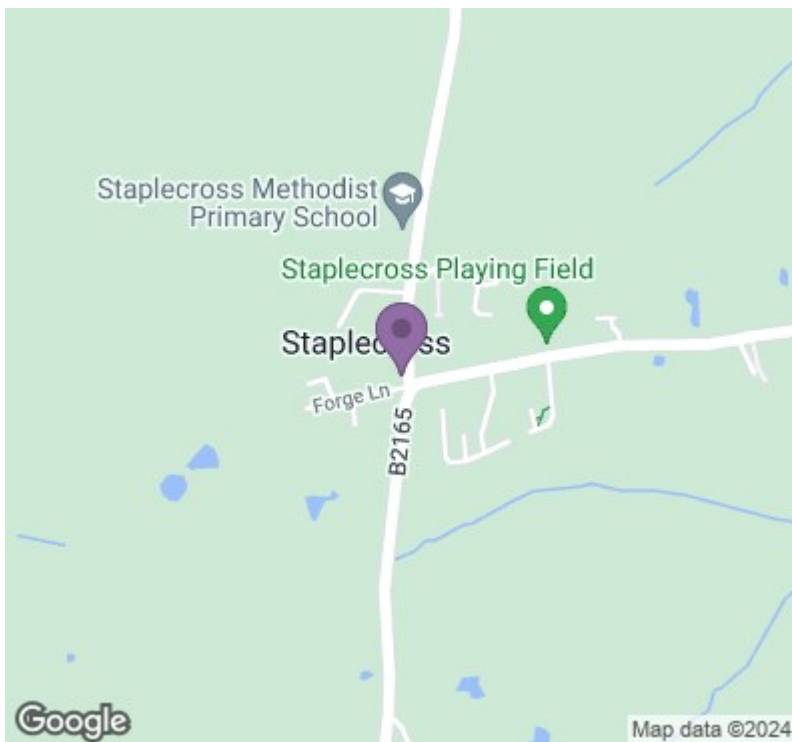
None of the services or appliances mentioned in these sale particulars have been tested.

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







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		
		81
	56	
England & Wales	EU Directive 2002/91/EC	

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		82
	54	
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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