

**RUSH
WITT &
WILSON**



**23 Starrs Mead, Battle, East Sussex TN33 0UB
£590,000**

Rush Witt & Wilson are proud to present to the market this exceptionally well presented and spacious detached home at the end of a quiet close within a sought after residential executive estate. Just a short walk to the mainline station serving London Charing Cross and Battle Great Woods. Battle is a favoured location also for its excellent schooling and shopping facilities.

The generous accommodation comprises a dual aspect sitting room with feature fireplace, separate dining room, stunning open kitchen/breakfast room, utility room and cloakroom. To the first floor there are four bedrooms, three of which are doubles and an en-suite shower room and family bathroom.

The property is approached via a block paved driveway providing off street parking and leading to an integral double garage, whilst the stunning landscaped garden wraps around the property with additional large patio area, ideal for alfresco entertaining.

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



The property is approached via a block paved driveway with solid wood front door leading through to:

Entrance Hallway

Opaque glass window to the front aspect, stairs leading to the first floor, part tiled and laminate flooring, radiator, under stairs storage cupboard and doors off to the following:

Cloakroom w/c

Opaque double glazed window to the rear aspect, low level w/c, wash hand basin, extractor fan, radiator and tiled flooring.

Living Room

11'65 x 22'22 (3.35m x 6.71m)

Dual aspect with double glazed window to the front aspect and double glazed double doors leading to the rear patio with window to either side, two radiators, continuation of the laminate flooring from the hallway and feature fireplace with inset gas heater.

Kitchen

9'95 x 13'65 (2.74m x 3.96m)

The kitchen / breakfast area are to an open plan design, which totals to 24'98.

The kitchen area has a double glazed window to the rear aspect overlooking the garden, radiator and tiled flooring. Fitted kitchen with a range of matching wall and base mounted units with work surfaces over and a tiled splashback, inset four burner gas hob with extractor fan over, built in Indesit dishwasher and base mounted fridge, double Belling electric fan assisted oven. sink with side drainer and mixer tap.

A large opening into:

Breakfast Room

10'24 x 6'82 (3.05m x 1.83m)

Double glazed window to the rear aspect, continuation of the tiled flooring and radiator.

Door leading through into:

Utility Room

6'57 x 6'86 (1.83m x 1.83m)

Solid wood pedestrian door leading out to the rear patio, radiator, continuation of the tiled flooring, wall mounted glowworm boiler with controls, base mounted unit with work surface over and a tiled splashback, stainless steel sink with side drainer and mixer tap and space for washing machine and tumble dryer.

Door into the garage (described later).

Dining Room

10'22 x 15'15 (3.05m x 4.57m)

This spacious and versatile room has ample space for a large dining table and further study area ideal for working from home, with double glazed window to the front aspect, radiator and laid to carpet.

First Floor

First floor landing is laid to carpet with loft hatch access, built in storage cupboard which houses the hot water cylinder, double glazed window to the front aspect and doors off to the following:

Bedroom One

11'69 x 13'92 (3.35m x 3.96m)

Double glazed window to the rear aspect, radiator, laid to carpet, large floor to ceiling fitted wardrobe set with overhead cupboards.

Doorway into the following:

En Suite Shower Room

Double glazed opaque window to the front aspect, part tiled walls and a tiled floor, low level w/c, pedestal wash hand basin and shower cubicle with thermostatic shower attachment.

Bedroom Two

10'95 x 10'41 (3.05m x 3.05m)

Double glazed window to the front aspect with far reaching countryside views, radiator, laid to carpet with large built in wardrobe.

Bedroom Three

10'45 x 10'51 (3.05m x 3.05m)

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

Bedroom Four

8'06 x 9'49 (2.59m x 2.74m)

Double glazed window to the front aspect with far reaching countryside views, radiator and laid to carpet.

Family Bathroom

Double glazed opaque window to the rear aspect, part tiled walls and tiled floor, panel enclosed bath, shower cubicle with thermostatic controls, low level w/c, pedestal wash hand basin and wall mounted cupboard.

Outside

Gardens

To the rear of the property a large Indian sandstone patio to the immediate rear of the property, area of lawn to the side, steps lead up to a further landscaped raised and retained area of lawn with an abundance of well stock shrub and flower planted borders.

To the front a landscaped manicured rockery and terraced garden, again with a fantastic selection of bedding plants.

Double Garage

17'19 x 17'49 (5.18m x 5.18m)

Two up and over doors, light and power with hatch into loft space above.

Off Road Parking

Off Road parking is provided by a block paved driveway to the front of the property which further leads to the double garage.

Agents Notes

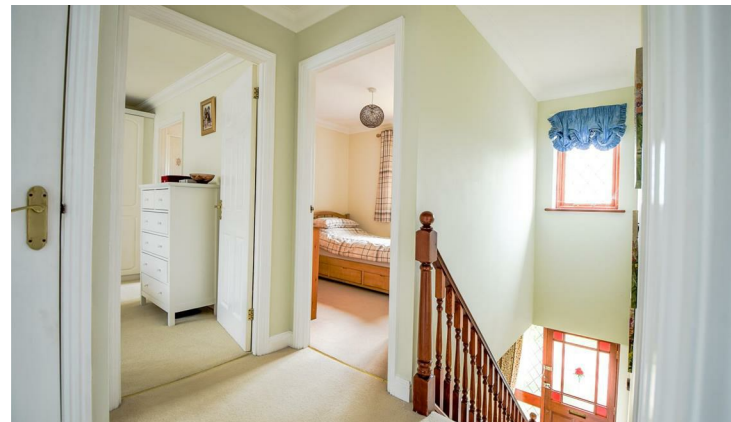
None of the services or appliances mentioned in these sale particulars have been tested.

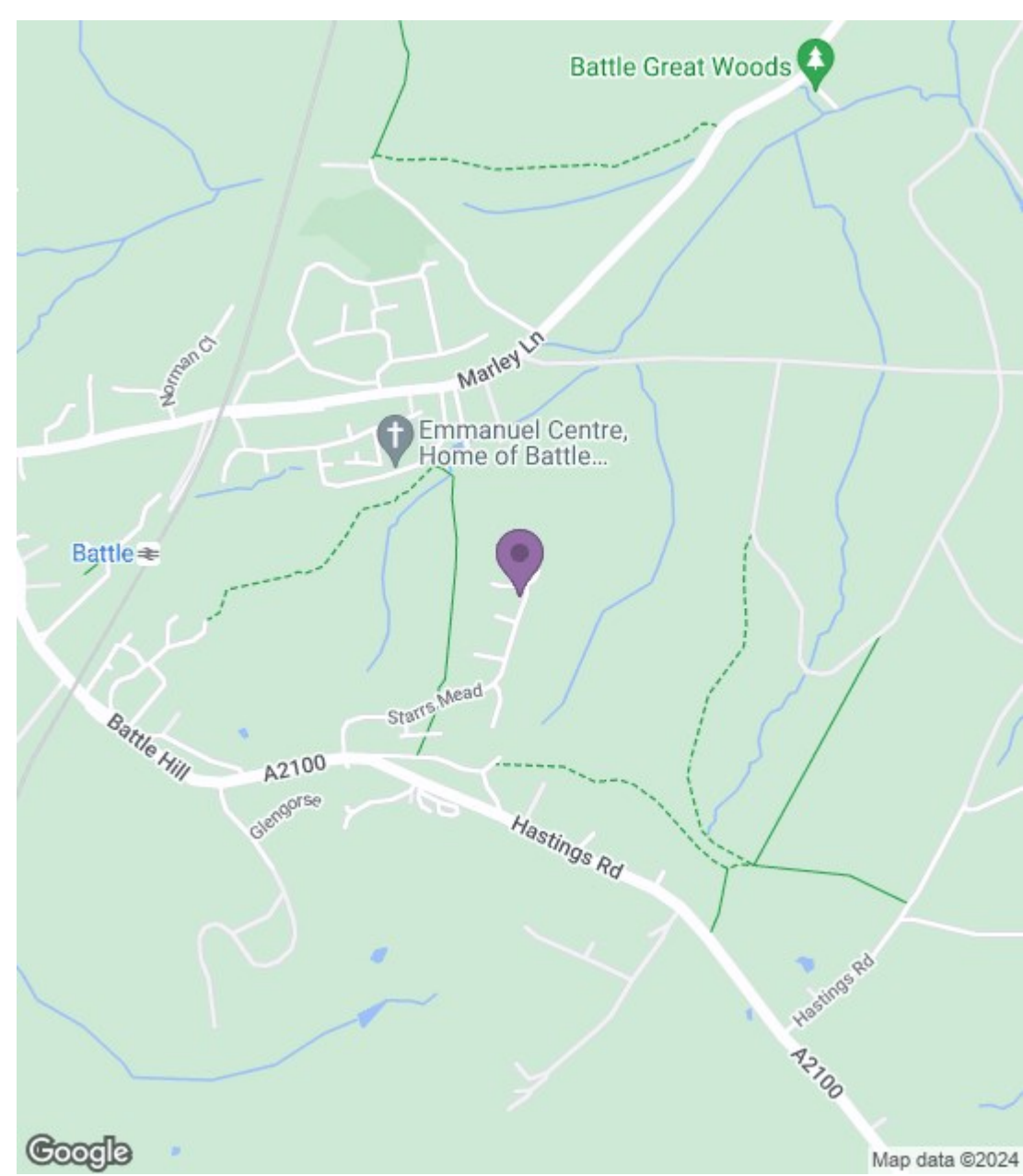
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL FLOOR AREA: 1711 sq. ft. (158.9 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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