

**RUSH  
WITT &  
WILSON**



**131 Hastings Road, Battle, East Sussex TN33 0TL  
£309,950**

**This delightful end terrace cottage is well presented through-out and benefits from a generous wrap around garden and two off street parking spaces.**

**The light and airy accommodation comprises an entrance porch, a dual aspect kitchen/dining room with walk-in pantry, sitting room with log burning stove, two bedrooms and a bathroom. Outside there is a well maintained and enclosed wrap around garden with ample space for outdoor entertaining and gated access that leads to the adjacent two parking spaces.**

**Ideally positioned just a short drive from the mainline station serving London Charing Cross and bustling market town High Street of Battle with an excellent range of shops, amenities and local primary and secondary school.**



The property is approached via a gravel pathway leading from the parking area, with gated side into the rear garden and to a uPvc double glazed door leading into:-

### **Entrance Porch**

7'7 x 5' (2.31m x 1.52m)

With uPvc double glazed door, double glazed windows to garden aspect, ceiling lighting, space for coats and boots and American style fridge/freezer.

### **Kitchen/Dining Room**

12'9 x 9'8 (3.89m x 2.95m)

Fitted with a matching range of high gloss wall and base mounted units with a wooden worksurface over, single bowl sink with drainer and mixer tap, tiled surround, space for washing machine and range oven, space for dining table, wall mounted gas fired boiler, ceiling lighting, walk-in pantry/under stairs cupboard and flooded with light via dual aspect double glazed windows.

### **Inner Hall**

With high level double glazed window to side aspect flooding the stairs with natural light.

### **Sitting Room**

10'6 x 12'7 (3.20m x 3.84m)

Double glazed window to front aspect, laminate flooring, ceiling lighting and a wood burning stove on a tiled hearth.

### **First Floor**

Carpeted stairs leading up to:-

### **Landing**

Split level with radiator and ceiling lighting.

### **Bedroom One**

10'8 x 12'8 (3.25m x 3.86m)

Double glazed window to front aspect, ceiling lighting, radiator, feature cast iron fireplace with wooden surround and mantle and loft hatch access to a part boarded loft with lighting and pull down ladder.

### **Bathroom**

6'7 x 5'2 to the max (2.01m x 1.57m to the max)

Fitted with a low level w.c, pedestal wash hand basin with mixer taps, panelled bath with mixer tap and shower attachment with further fixed rainfall shower head, part tiled walls, ceiling lighting, double glazed obscured window to rear aspect, laminate flooring, exposed brickwork with storage space and heated towel rail.

### **Bedroom Two**

9'8 x 9'9 (2.95m x 2.97m)

Double glazed window with delightful views over the rear garden, ceiling lighting, radiator and built-in wardrobe.

### **Outside**

#### **Parking**

There is space to park two vehicles to the side of the property.

#### **Rear Garden**

The deceptively spacious garden wraps around the side and rear of the property and is enclosed with fencing and hedgerow. There is a large paved seating area adjacent to the rear of the property ideal for alfresco dining and entertaining this opens onto a level lawn to the side with raised flower and shrub borders and to the other side, steps lead up flanked with flower borders onto an further elevated level lawn with a vine covered

pergola and apple tree. To the end of the garden is a further seating area and space for a timber shed.

It should be noted there is a right of way to the neighbouring properties back gardens.

### **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.

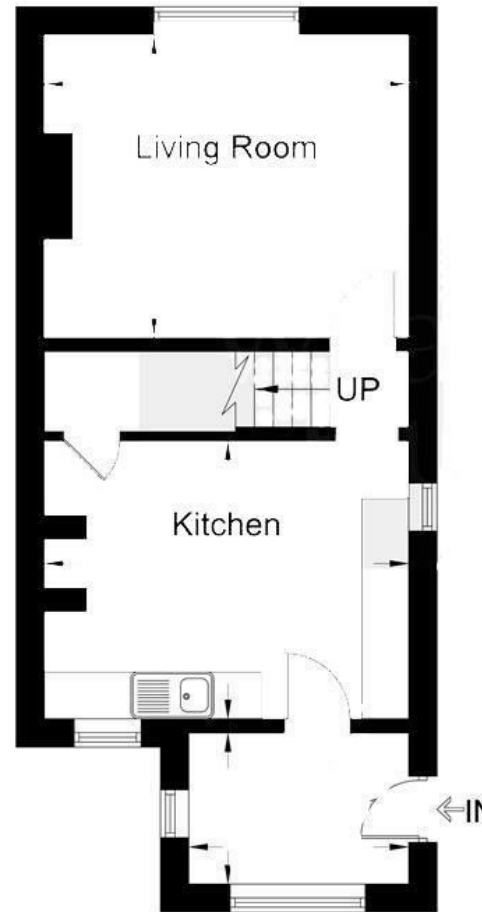
Council Tax Band B







Approximate Gross Internal Area = 59.96 sq m / 645 sq ft



Ground Floor

First Floor

Illustration for identification purpose only, measurements are approximate, not to scale. © 2021

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
|  |                         | <b>67</b> |
|  | <b>32</b>               |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
|   |                         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |           |



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