

**RUSH  
WITT &  
WILSON**



**2 St. Marys Villas, Battle, East Sussex TN33 0BY  
£699,950**

**Welcome to St. Marys Villas in Battle, where this stunning semi-detached Victorian villa awaits you. Tucked away on a highly sought after and rarely available no-through road. Conveniently located within walking distance of the mainline station serving London Charing cross and the bustling High Street, this home offers the perfect blend of tranquility and accessibility to amenities.**

**The versatile and generously proportioned accommodation is spread across four floors with the lower ground floor forming one of the standout features of this property arranged as a one-bedroom apartment/annexe, providing flexibility for various multi-generational living arrangements, a guest suite or potentially generating rental income.**

**The first floor accommodation comprises an entrance hall, sitting room with floor to ceiling windows, a spacious kitchen/dining/family room and utility room. To the first floor there is are two well-proportioned double bedrooms, a cloakroom and shower room. The second floor comprises two further bedrooms and a bathroom.**

**The lower ground floor is arranged to provide superb annexed accommodation accessed from the main house or independently from the rear. Comprising a double bedroom, sitting/dining room, kitchen and shower room.**

**Outside there is a pretty front and rear garden, covered store area and off street parking accessed at the rear.**

**Don't miss out on this rare opportunity to own a piece of history in a prime location. Book a viewing today and step into the grandeur of Victorian living at its finest.**



The property is approached via an attractive block paved pathway with steps leading up to a substantial covered entrance porch leading to a traditional wood and glazed door into:-

#### **Entrance Hall**

18'3 x 5'4 (5.56m x 1.63m )

With an impressive turned staircase and high ceilings, wooden flooring, doorway to lower ground floor and ceiling lighting.

#### **Sitting Room**

15'8 x 15'1 (4.78m x 4.60m)

With stunning floor to ceiling bay fronted sash windows with a delightful outlook onto the front garden and flooding this room with natural light. Fireplace with a marble surround and tiled hearth, radiator, ceiling lighting and attractive picture rail detailing, coving and ceiling rose.

#### **Kitchen/Dining/Family Room**

26' x 15'9 reducing to 10'9 (7.92m x 4.80m reducing to 3.28m)

Forming the heart of this home with ample space for a large dining table and further comfortable seating area. With traditional sash windows to rear and side aspect, wooden flooring, inset and ceiling lighting, attractive coving and radiator. The kitchen area is fitted with matching wall and base mounted units with a combined wooden and granite work surface with an inset butler sink with mixer tap, space for range oven and fridge/freezer.

#### **Utility Room**

8'3 x 5'9 (2.51m x 1.75m)

With a sash window to rear garden aspect, space for washing machine, tumble dryer and dishwasher, ceiling lighting and wall mounted gas fired boiler.

#### **First Floor**

Beautiful turned staircase leading onto:-

#### **Landing**

Ceiling lighting and radiator.

#### **Bedroom One**

17'5 x 16' (5.31m x 4.88m)

With sash window to rear aspect with views over the garden, ceiling lighting, radiator and attractive coving.

#### **Bedroom Two**

14'4 x 15' (4.37m x 4.57m)

With traditional sash windows to front aspect, ceiling lighting and radiator.

#### **Shower Room**

8'6 x 11 to the max forming an irregular shape (2.59m x 3.35m to the max forming an irregular shap)

Fitted with a wash hand basin with hot and cold taps, bidet, large shower, laminate floor, ceiling lighting, airing cupboard housing immersion tank, built-in storage cupboard , shaving point, radiator and sash window to side aspect.

#### **Cloakroom**

High level w.c, part tiled walls, ceiling lighting, sash window to front aspect.

#### **Second Floor**

#### **Landing**

Flooded with light via a fixed domed roof-light, ceiling lighting and built-in storage cupboards

#### **Bedroom Three**

13'4 x 18' (4.06m x 5.49m)

With sash window to rear aspect enjoying views over the rear garden, ceiling lighting and radiator.

#### **Bedroom Four**

15' x 13'4 to the max (4.57m x 4.06m to the max)

Within the eaves with window to front and Velux to side aspect, ceiling lighting and radiator.

#### **Bathroom**

9'9 x 8'6 (2.97m x 2.59m)

Fitted with a wash hand basin with hot and cold taps, low level w.c, panelled bath with hot and cold taps, part tiled walls, Velux window, ceiling lighting and radiator.

#### **Lower Ground Floor/ Annexe**

The lower ground floor has been set up to provide one bedroom annexed accommodation, ideal for anyone seeking a property for multi generation occupancy.

#### **Hallway**

Stairs leading down from entrance hall, ceiling lighting, radiator and under stairs storage area.

#### **Annexe Sitting/Dining Room**

16'3 x 15'5 (4.95m x 4.70m)

With double glazed double doors and additional single door with aspect and access out onto the rear garden, ceiling lighting and radiator.

#### **Annexe Bedroom**

15'3 x 14'5 (4.65m x 4.39m)

Double glazed window to front aspect( outlook onto a basement/retaining clearing), uPvc door with access onto the

same area. (but note this is enclosed with no access up onto the garden). Ceiling lighting and radiator.

#### **Annexe Kitchen**

10'9 x 8'4 (3.28m x 2.54m)

Fitted with matching wall and base mounted units with a complementing wood effect work surface over, single bowl sink with drainer and mixer tap, space for fridge/freezer, oven and washing machine, window to side aspect, tiled floor and ceiling lighting.

#### **Annexe Shower Room**

6'8 x 4'8 (2.03m x 1.42m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, corner shower cubicle with Mira electric shower, tiled floor, tiled walls, window to side aspect, inset ceiling lighting and radiator.

#### **Outside**

#### **Front Garden**

The front garden is fence and hedgerow enclosed with mature shrubs, trees and flower. With gated side access leading down to a gated covered store area and into the back garden.

#### **Rear Garden**

The rear garden is arrange over two levels the first being adjacent to the property and access from the annexe sitting room, providing a private enclosed seating area ideal for outdoor entertaining and with access to a a covered store area to the side. Steps then lead up to a principally lawned garden; planted with mature shrubs and flowers. To the rear of the garden there's gated access onto an off street parking area. ( Accessed via St Marys Terrace ).

#### **Parking**

The property benefits from off street parking for one vehicle. Accessed via the rear on St Marys Terrace.

#### **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.

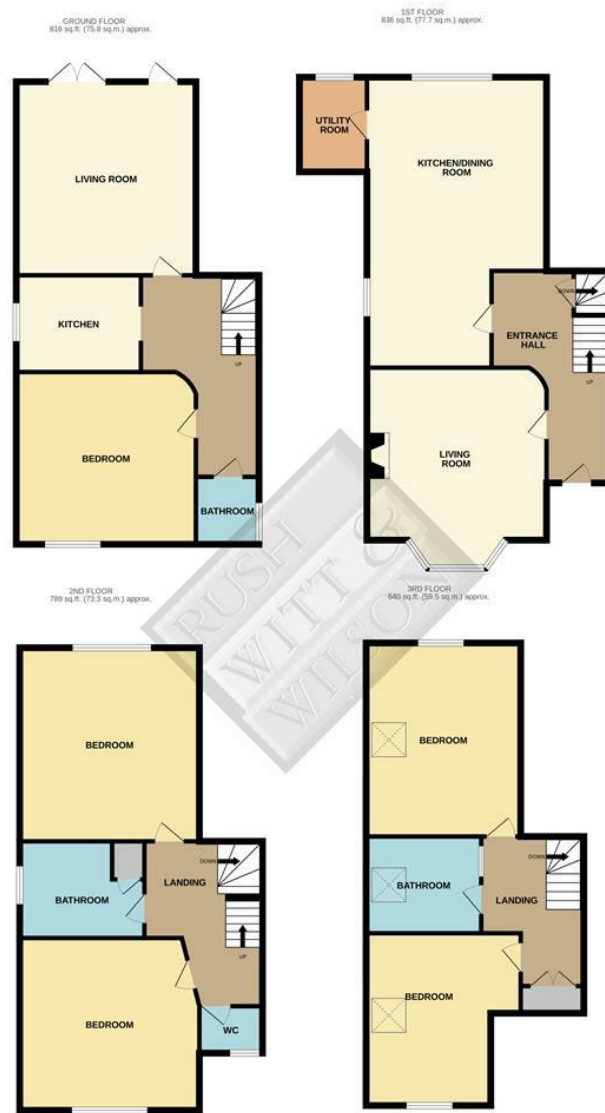
Council tax band E





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 3082 sq.ft. (286.3 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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