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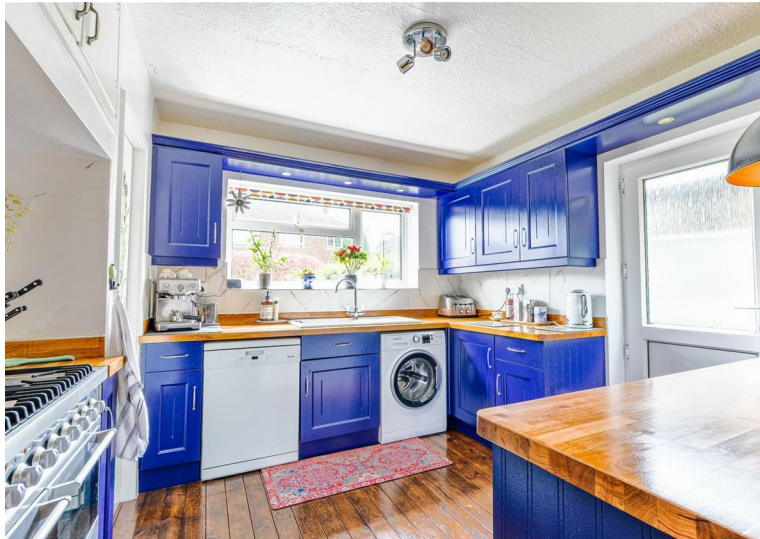
**3 Tollgates, Battle, East Sussex TN33 0JA
£475,000**

Welcome to this charming detached bungalow located in the highly sought-after area of Tollgates, Battle. Conveniently located within easy access of the schools, bustling High Street and mainline station to London Charing Cross. This exceptional property boasts a versatile layout with a spacious kitchen/breakfast room, dual aspect sitting room, three/four bedrooms, a shower room and en-suite bathroom, offering ample space for comfortable living.

Upon entering, you are greeted with well-presented, light, and airy accommodation that creates a warm and inviting atmosphere throughout. The property features a beautiful cottage-style garden, perfect for relaxing or entertaining guests in the tranquil outdoors.

There is ample off street parking with an electric charging point and garage.

The versatile chalet bungalow layout adds a unique touch to the property, offering flexibility in how the space can be utilised to suit your needs.



The property is approached via the pea shingle driveway with paved step leading up to double uPvc doors into:-

Entrance Porch

Off uPvc construction, electric heater and space for coats and boots. Upvc double glazed door leads into:-

Entrance Hall

With window to front aspect, stairs to first floor, under stairs storage cupboard, ceiling lighting, radiator and exposed floorboards.

Kitchen/Breakfast Room

17'9 x 11'4 (5.41m x 3.45m)

Enjoying a dual aspect via double glazed windows and side access via a uPvc glazed door. Fitted with a matching range of painted wooden wall and base mounted units with a wooden work surface incorporating a breakfast bar area and with matching up-stands, including a range oven and two base mounted fridges, space for washing machine and dishwasher, single bowl ceramic sink with mixer tap, under unit and pendant lighting, radiator, exposed floorboards, ample space for dining table, serving hatch to sitting room and pantry style cupboard; also housing the recently installed gas fired boiler.

Sitting Room

11'5 x 19'9 (3.48m x 6.02m)

Enjoying a dual aspect via double glazed windows to the side and rear and with double glazed double doors with garden aspect and access onto the elevated sun terrace, exposed floorboards, ceiling and wall mounted lighting, serving hatch through to kitchen, two radiators and an inset flame effect gas fire.

Bedroom Three

11'5 x 8'9 (3.48m x 2.67m)

With dual aspect double glazed windows to the rear and the side, exposed floorboards, radiator and ceiling lighting.

Bedroom Two

13'9 x 11'1 (4.19m x 3.38m)

With dual aspect double glazed windows to the front and side of the property, exposed floorboards, radiator, ceiling lighting and airing cupboard housing the immersion tank.

Shower Room

6'1 x 5'4 (1.85m x 1.63m)

Appointed with a low level w.c, vanity wash hand basin with mixer tap and storage beneath, large shower cubicle with electric Mira shower, tiled walls, waterproof laminate flooring, inset ceiling lighting, extractor, chrome heated towel rail and double glazed obscured window.

First Floor

Landing

With wall mounted lighting

Bedroom One

10'2 x 14' within the eaves (3.10m x 4.27m within the eaves)

Enjoying a dual aspect via two Velux windows, ceiling lighting, radiator and built-in eaves storage cupboards/wardrobes.

En-suite Bathroom

14' x 6'3 (4.27m x 1.91m)

Luxuriously appointed with a concealed low level w.c, large vanity wash hand basin with mixer tap and storage drawers beneath, double ended bath with concealed fittings and pull out shower attachment, heated towel rail, radiator, tiled walls, shaving point, waterproof laminate flooring, inset ceiling lighting and double glazed obscured window to front aspect.

Occasional Bedroom Four /Study

14'8 x 13'5 within the eaves and with restrictions (4.47m x 4.09m within the eaves and with restrictio)

With a dual aspect via a double glazed window to the rear and Velux to the side, ceiling lighting, radiator and built-in storage cupboards/wardrobes. It should be

noted the usable space is restricted due to the central chimney stack.

Outside

Front Garden

The pretty front garden is part enclosed with hedgerow and a low lying wall with an attractive brick paved cottage style path leading round to the side gate. Laid to lawn with raised perennial and herbaceous flowers.

There is also gated access on the other side to the rear garden.

Parking

There is ample off street parking, and electric charging point and garage.

Rear Garden

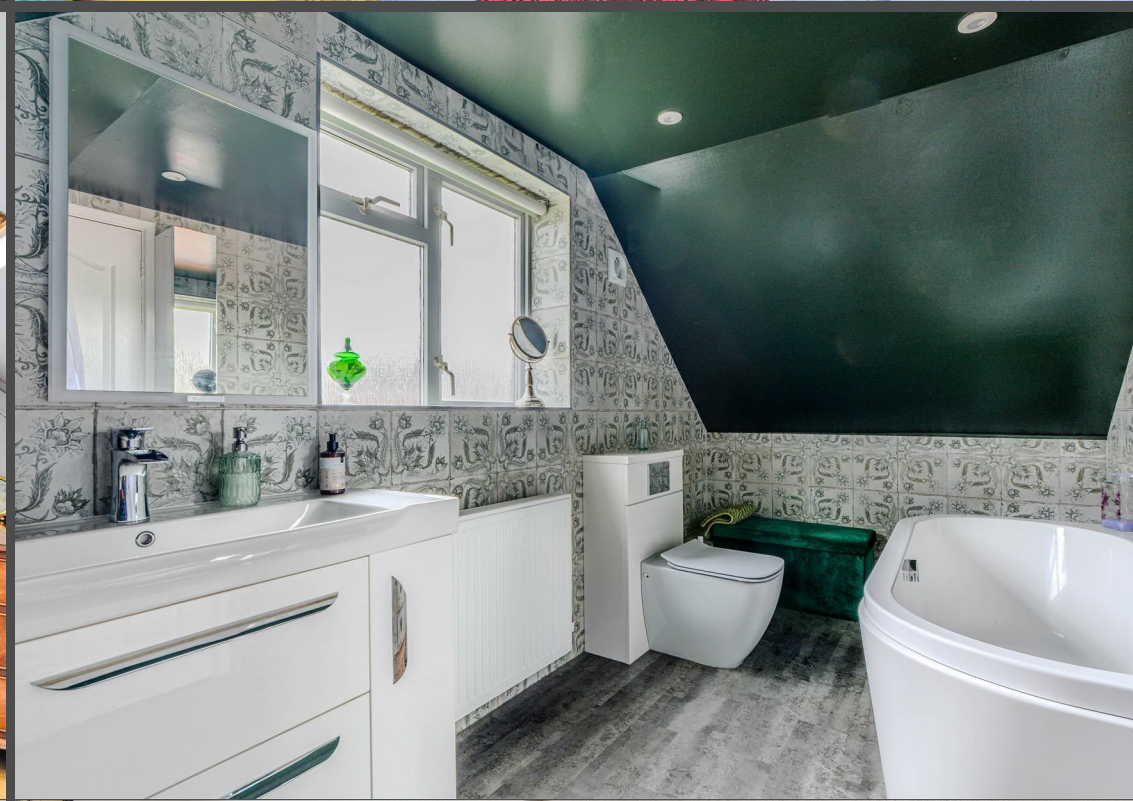
The pretty well stocked cottage style garden is a delight; packed full of flowers, shrubs and trees. With an elevated paved seating area laid with porcelain tiles accessed from the sitting room providing plenty of space for outdoor entertaining. Enclosed with close board fencing and with gated access from with side of the property, with a water tap and outside lighting.

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

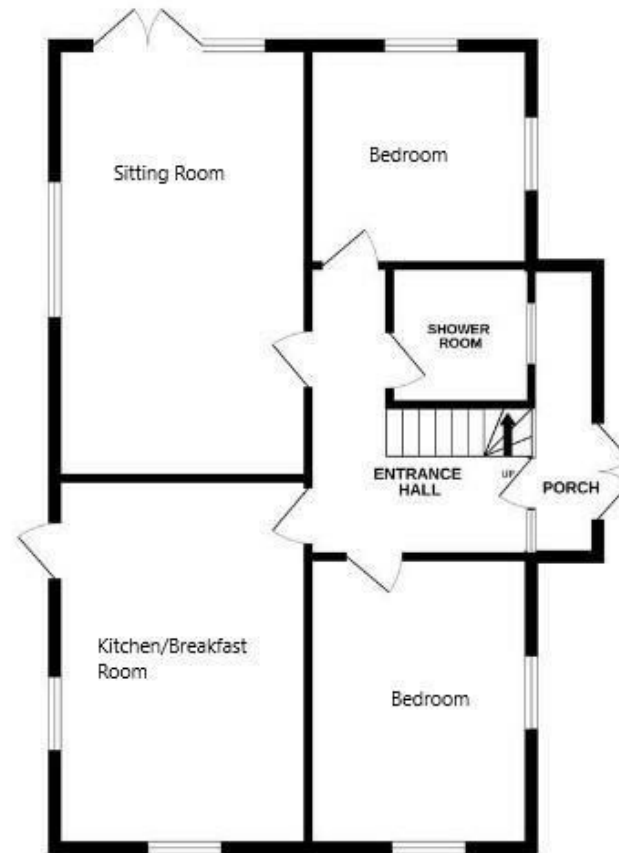






GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan, 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	79

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		
England & Wales	EU Directive 2002/91/EC	



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