

**RUSH  
WITT &  
WILSON**



**19 Mountjoy, Battle, East Sussex TN33 0EQ**  
**Guide Price £425,000 to £450,000**

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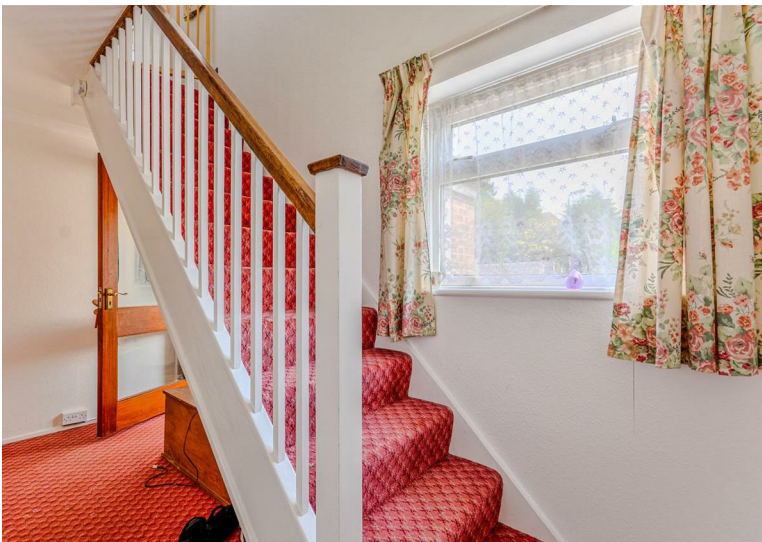
**An unusual opportunity to acquire a three-bedroomed semi-detached house with planning consent for a new detached two-bedroomed dwelling within the garden.**

**Situated in a residential cul-de-sac within walking distance of Battle town centre, schools and mainline station serving London Cross.**

**The accommodation comprise an entrance porch, entrance hall, dining and connecting sitting room, kitchen, three bedrooms and a bathroom. The property benefits from gas central heating and solar photo-voltaic panels, along with solar thermal panels.**

**There is a level lawned garden with mature shrubs and an apple tree which is all fence enclosed with gated off street parking.**

**Further information on the development opportunities can be viewed on Rother Planning ref:- RR/2022/2925/P**



The property is approached via a gated pathway leading to the uPvc and glazed front door.

### **Entrance Porch**

5'9 x 4'9 (1.75m x 1.45m)

With double glazed windows, tiled floor, ceiling lighting and wooden glazed door into:-

### **Entrance Hall**

With double glazed window to front aspect, radiator, ceiling lighting, space under stairs and stairs to first floor.

### **Dining Room**

10'9 x 9'8 (3.28m x 2.95m)

With double glazed doors onto the rear garden aspect, ceiling lighting, radiator and opening directly into :-

### **Sitting Room**

12'4 x 15'2 (3.76m x 4.62m)

With a double glazed window to rear aspect, ceiling lighting, radiator, decorative fireplace and door into:-

### **Kitchen**

14'9 x 6'7 (4.50m x 2.01m)

Fitted with a matching range of wall and base mounted units with complementing work surface, single bowl sink with drainer and mixer tap, integral oven and four ring gas hob over, space for fridge/freezer and washing machine, radiator, inset ceiling lighting, two double glazed windows to front aspect and pantry style cupboard.

Door into:-

### **Side Lobby**

11'6 x 4'4 (3.51m x 1.32m)

With uPvc door with front access and further door with rear garden access, ceiling lighting and rooms for coats and boots.

### **Cloakroom**

Fitted with a low level w.c, wash hand basin with hot and cold tap, wall lighting, electric wall heater and obscured glazed window to garden.

### **Store Room**

6'2 x 8'1 (1.88m x 2.46m)

With double glazed window to front aspect, ceiling lighting and wall mounted gas fired boiler. There is a further store room measuring 6'1 x 2'8 with window to rear aspect.

### **First Floor**

Stairs leading up onto:-

### **Landing**

Double glazed window to front aspect, ceiling lighting, airing cupboard, loft hatch access with pull down ladder to a part boarded loft.

### **Bedroom One**

13'9 x 9'7 (4.19m x 2.92m)

With double glazed window to rear garden aspect, ceiling lighting, radiator, fitted wardrobe and further built-in wardrobe.

### **Bedroom Two**

11'4 x 8'1 (3.45m x 2.46m)

With double glazed window to rear garden aspect, ceiling lighting, built-in wardrobes with mirrored sliding doors and radiator.

### **Bedroom Three**

9'2 x 7' (2.79m x 2.13m)

With tilt and turn double glazed window to side aspect, ceiling lighting, radiator and built-in wardrobe.

### **Bathroom**

8'x 5'6 (2.44mx 1.68m)

Fitted with a low level w.c, vanity wash hand basin with mixer tap and storage beneath, bath both mixer tap and separate electric shower over, ceiling lighting, radiator and double glazed obscured window to front aspect.

### **Outside**

### **Garden**

The delightful gardens wraps around the property and is enclosed with close board fencing, whilst being

predominately laid to lawn. There is a paved seating area adjacent to the rear of the property, mature shrubs and an apple tree and hard standing for two timber sheds.

### **Parking**

There is gated off street parking onto hardstanding.

### **Agents Notes**

The property has gas-fired central heating and solar photo-voltaic panels, along with solar thermal panels.

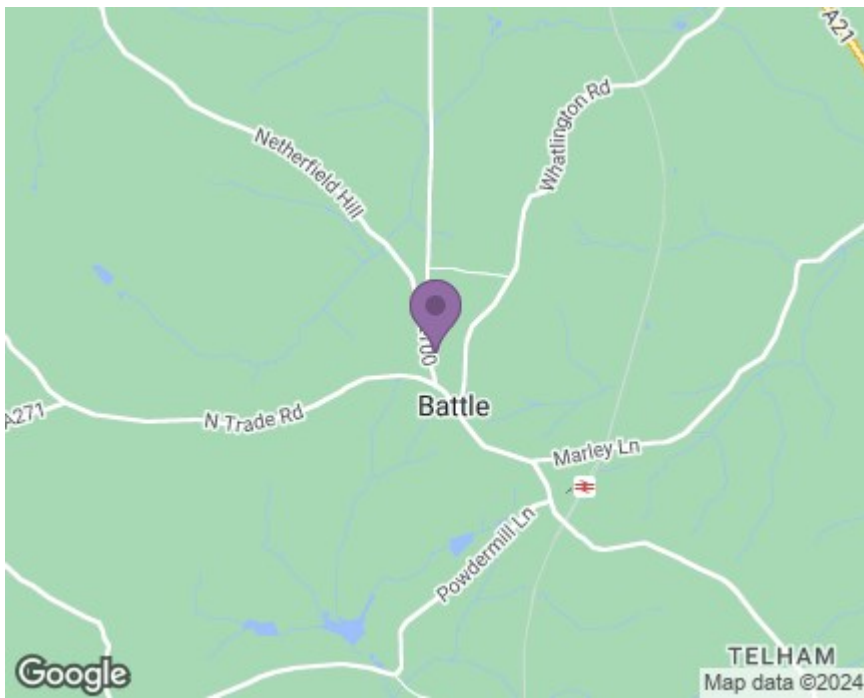
None of the services or appliances mentioned in these sale particulars have been tested.

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

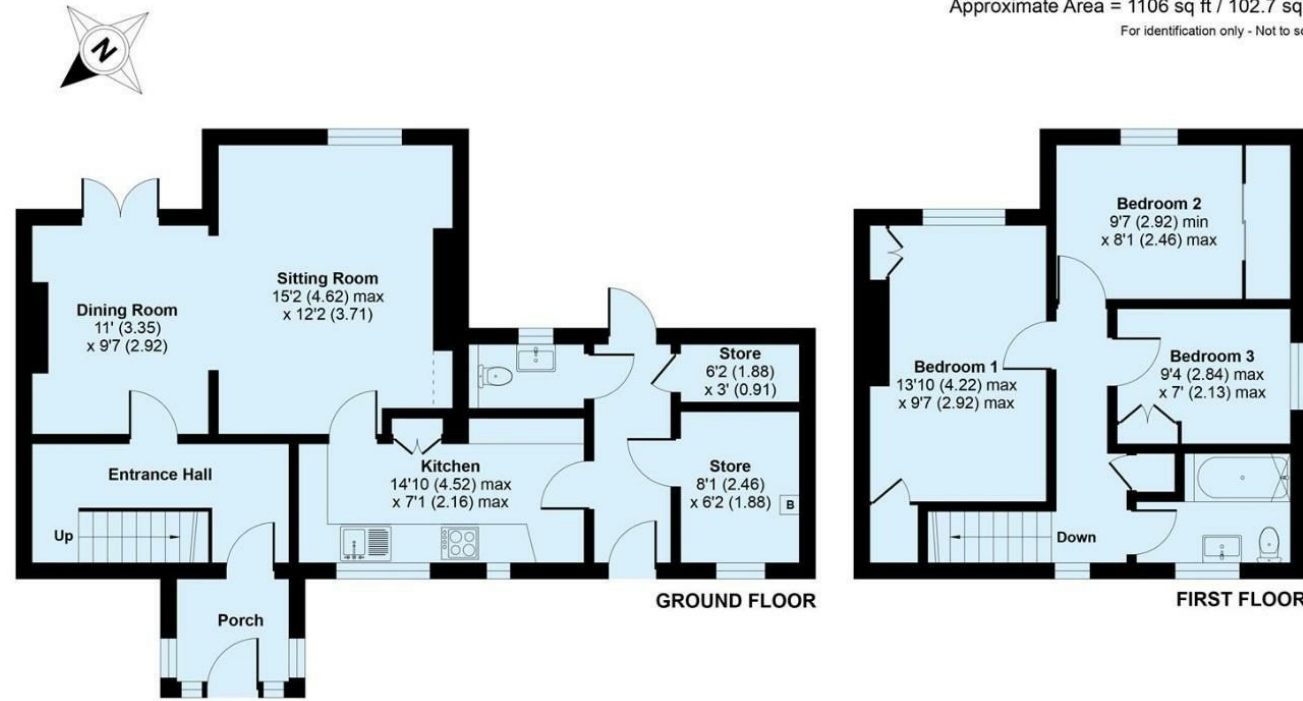






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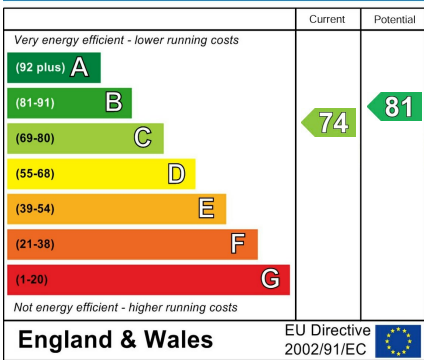
Approximate Area = 1106 sq ft / 102.7 sq m  
For identification only - Not to scale



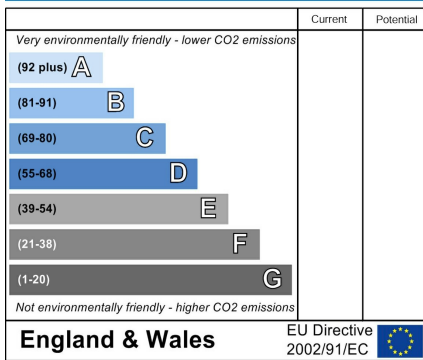
GROUND FLOOR

FIRST FLOOR

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



Residential Estate Agents  
Lettings & Property Management



88 High Street  
Battle  
TN33 0AQ  
Tel: 01424 774440  
battle@rushwittwilson.co.uk  
www.rushwittwilson.co.uk