

**RUSH  
WITT &  
WILSON**



**7 The Watermill, Skinners Lane, Catsfield, East Sussex TN33 9FE  
Offers In Excess Of £525,000**

Situated on an exclusive private residents road, this nearly new attached house is a true gem waiting to be discovered. Built in 2021, this property boasts a sitting room, large kitchen/dining room, three bedrooms, two bathrooms, a utility room and cloakroom, offering ample space for comfortable living.

As you step inside, you'll be greeted by the light and airy accommodation with a neutral décor that creates a welcoming atmosphere. The fantastic kitchen/dining room is perfect for hosting gatherings and creating lasting memories with loved ones. With integral appliances and bi-folding doors onto the garden.

One of the highlights of this property is its delightful rural location, backing onto fields and within walking distance of the village school, shop, and public house. Imagine waking up to the serene views and enjoying the tranquillity of the countryside right at your doorstep.

The beautifully well-stocked front and rear gardens are a nature lover's paradise, with seating areas strategically placed to soak up the sun throughout the day. Whether you're sipping your morning coffee or unwinding after a long day, the outdoor spaces are designed for relaxation and enjoyment.

Additionally, this home offers parking off street parking, a garage, and further road side parking on the private residents road, ensuring privacy and security for you and your family.

Don't miss the opportunity to make this stunning attached home yours and experience the best of countryside living with modern comforts.



The property is approached via a private road which overs further road side parking and leads to the properties private driveway and a pathway that leads up through the beautifully maintained and well stocked front garden. A covered entrance with exterior lighting and a composite glazed door leads into:-

**Entrance Hall**

Ceiling lighting, radiator with cover, stairs to first floor, under stairs cupboard with built-in shelving.

**Cloakroom**

Fitted with a low level concealed w.c, vanity wash hand basin with mixer tap and storage drawers beneath, chrome heated towel rail, ceiling lighting, double glazed obscured window to front aspect with bespoke fitted shutters.

**Sitting Room**

14'3 x 13'10 (4.34m x 4.22m)

Double glazed window to front aspect with bespoke fitted shutters, a combination of inset and pendant lighting, radiator, contemporary wall hung flame effect electric fire, French doors in the kitchen/dining room. Allow the cosy sitting room to open up forming a semi open plan living ideal for entertaining. and ideal for family life.

**Kitchen/Dining Room**

22'4 x 14' (6.81m x 4.27m)

This stunning room is particularly well appointed and enjoys a delightful outlook over the garden and adjoining field via the double glazed window and double glazed bi-folding doors; both with bespoke fitted shutters.

The kitchen comprises of a comprehensive range of wall and base mounted contrasting units, including a dresser style unit with glass display cabinets and open shelving and a central breakfast island. With a marble worksurface and matching upstands, inset ceramic sink with mixer tap, integral fridge/freezer, dishwasher, eye level AEG oven and convection microwave, induction AEG hob with Stoves cooker hood over, inset and pendant lighting, ample space for a large dining table and radiator.

**Utility Room**

Fitted with a matching range of wall and base mounted units including a pantry style cupboard (matching the kitchen) , with marble work surface and upstands, single bowl sink with drainer and mixer tap, space for washing machine,

cupboard housing the gas fired boiler, double glazed window with aspect onto the rear garden with bespoke fitted shutters, composite and glazed door with built-in blind allowing garden access, integral door to the garage, radiator and inset ceiling lighting.

**First Floor**

Carpeted stairs lead up onto:-

**Landing**

With ceiling lighting, loft hatch access and airing cupboard.

**Bedroom One**

10'7 x 10'1 (3.23m x 3.07m)

With double glazed windows to front aspect with bespoke fitted shutter, built-in wardrobes, radiator, ceiling lighting and door into:-

**En-suite Shower Room**

6'9 x 4'9 (2.06m x 1.45m)

This well appointed suite comprises a low level concealed w.c, vanity wash hand basin with mixer tap and storage drawers beneath, large shower with fixed rainfall shower head and hand held attachment, part tiled walls, tiled floor, inset ceiling lighting, chrome heated towel rail, extractor and shaving point.

**Bedroom Three**

11'3 x 10'2 (3.43m x 3.10m)

With stunning views over the rear garden and the adjoining field via double glazed windows with bespoke fitted shutters, built-in wardrobes, ceiling lighting and radiator.

**Bedroom Two**

11'3 x 11'7 (3.43m x 3.53m )

With stunning views over the rear garden and the adjoining field via double glazed windows with bespoke fitted shutters, built-in wardrobes, ceiling lighting, radiator and walk-in dressing room with separate lighting and within the eaves measuring 5'8 x 4'7.

**Bathroom**

5'7 x 7'1 extending to 9'5 (1.70m x 2.16m extending to 2.87m)

This light and bright suite comprises a concealed low level w.c, vanity wash hand basin with mixer tap and pull out drawers, shower over bath with mixer tap and separate

shower attachment and fixed rainfall shower head, part tiled walls, tiled floor, chrome hated towel rail, chrome heated towel rail, extractor, double glazed window to front aspect with bespoke fitted shutters, shaving point and back lite mirror.

**Outside**

**Front Garden**

The pretty and well maintained front garden is neatly laid to a manicured lawn with box hedging and well stocked flower borders lining the pathway to the front door. There is also gated sided access to the rear garden.

**Integral Garage/Parking**

18'6 x 9'4 (5.64m x 2.84m)

With remote operated garage door, power, lighting, ample space for additional storage and integral door into the utility room. There is a block paved driveway in front of the garage providing private parking, further parking is available in the residence layby area.

**Rear Garden**

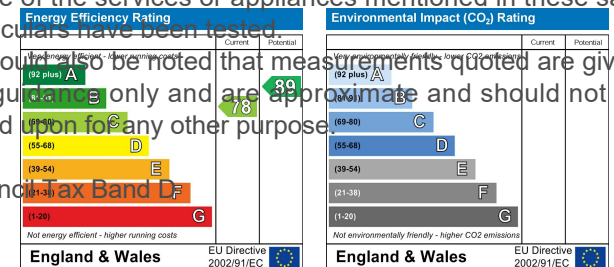
The stunning rear garden has been landscaped by the present owners and now offers a sunny oasis to relax in. Enclosed with close board fencing to the side and a post a rail fence to the rear, making the most of the views onto the neighbouring field. There is a paved seating area running adjacent to the rear of the property making an ideal space for entertaining. Steps lead up through a pergola arch onto the manicured lawn with a well stocked sleeper enclosed raised bed, timber shed and elevated composite decked and enclosed seating area to the rear of the garden, creating a tranquil space to sit and enjoy the evening sun.

**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 D**

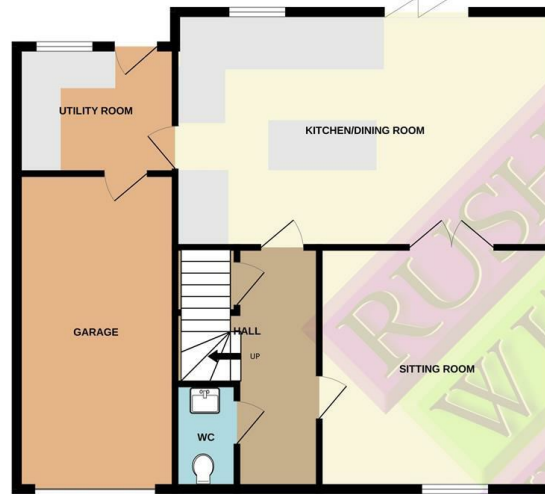








GROUND FLOOR  
870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1479 sq.ft. (137.4 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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