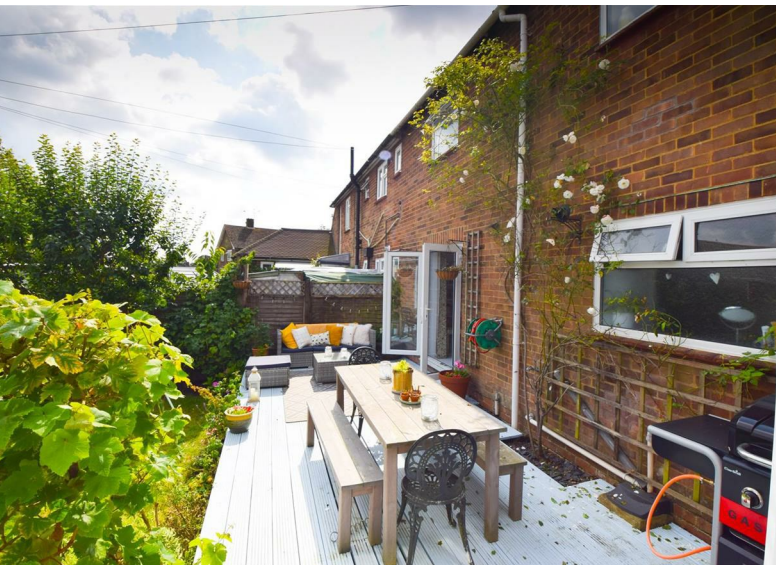


**RUSH
WITT &
WILSON**



**23 Marley Rise, Battle, East Sussex TN33 0DL
£350,000**

Rush Witt & Wilson are proud to present to the market this exceptionally well presented and extended three bedroom, two bathroom mid terrace home set on this convenient, tucked away location only a short walk to Battle mainline station and high Street. It sits in a fantastic position within quiet cul de sac, which provides a lovely outlook. Features include an entrance hallway, dual aspect sitting room, large kitchen extension and also opens through from the dining room creating a perfect space for entertaining, ground floor bathroom with free standing bath, 3 bedrooms and shower room. The property has recently been decorated and benefits from recently being re carpeted. Both front and rear gardens have been recently landscaped with a driveway to the front providing ample off road parking. The rear garden also benefits from a large decked terrace, area of lawn and a driveway to the front providing ample off road parking.



Double glazed upvc door leading into:

Covered porch with double glazed composite door into:

Entrance Hallway

Stairs to first floor landing, under stairs storage space, door leading into:

Open Plan Dining / Kitchen Room

14'82 x 9'94 (4.27m x 2.74m)

This room is open plan to the kitchen and in total 34'91ft, providing an ideal dining and entertainment space. The dining area consists of a double glazed window to front aspect, radiator, open fireplace with cast iron surround and natural stone hearth.

Leading through to:

Kitchen Area

24'91 x 7'28 (7.32m x 2.13m)

The kitchen part wraps around with views to the rear garden via the double glazed window to rear aspect and full height double glazed windows and doors. A modern fitted kitchen with a range of high gloss matching wall and eye level units with complementary wooden worktops and tiled splash backs, attractive flagstone flooring, inset ceiling lights, built in double oven, four ring induction hob with extractor over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, tumble dryer, slim line dishwasher and fridge freezer.

Bathroom

Frosted double glazed window, raised roll top bath with shower attachment, part tiled walls, ceramic tiled floor, cupboard housing central heating boiler,

radiator, low level w/c, wash hand basin and medicine cabinet.

Living Room

11'11 x 16'01 (3.63m x 4.90m)

Dual aspect with double glazed window to front aspect, double glazed French doors leading to the rear garden, radiator and an inset wood burning stove with natural stone hearth.

First Floor

Double glazed window to rear aspect, airing cupboard, loft access and doors off to the following:

Bedroom One

15'09 x 9'40 (4.80m x 2.74m)

Double glazed window to front aspect, laid to carpet and radiator.

Bedroom Two

10'09 x 13'85 (3.28m x 3.96m)

Double glazed window to front aspect, laid to carpet and radiator.

Bedroom Three

10'88 x 6'88 (3.05m x 1.83m)

Double glazed window, radiator, laid to carpet and built in wardrobe.

Family Shower Room

Frosted double glazed window, shower cubicle with rainfall shower head, low level w/c, wash hand basin with tiled splash backs, heated towel rail, tiled floor and fitted cabinet.

Outside

Driveway / Parking

Off road parking for two vehicles, with the potential to extend the hardstand (subject to consent).

Gardens

The property has gardens both front and rear, with the front featuring mature trees and bushes and lawn to either side of the parking area enclosed by hedgerow.

To the rear, a large decked terrace to the immediate rear of the property, with steps down to an area of lawn with attractive flower and plant line boarders and further hard standing for timber shed, outside lighting and water supply.

Agents Notes

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

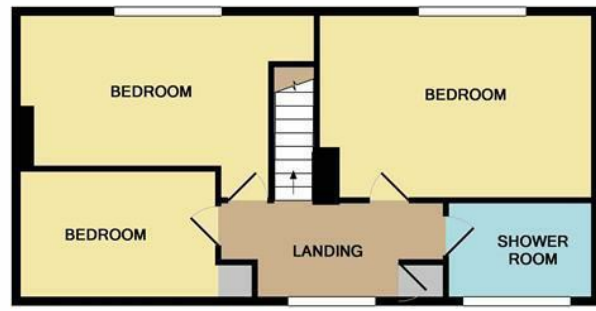
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band C





GROUND FLOOR
APPROX. FLOOR
AREA 623 SQ.FT.
(57.9 SQ.M.)

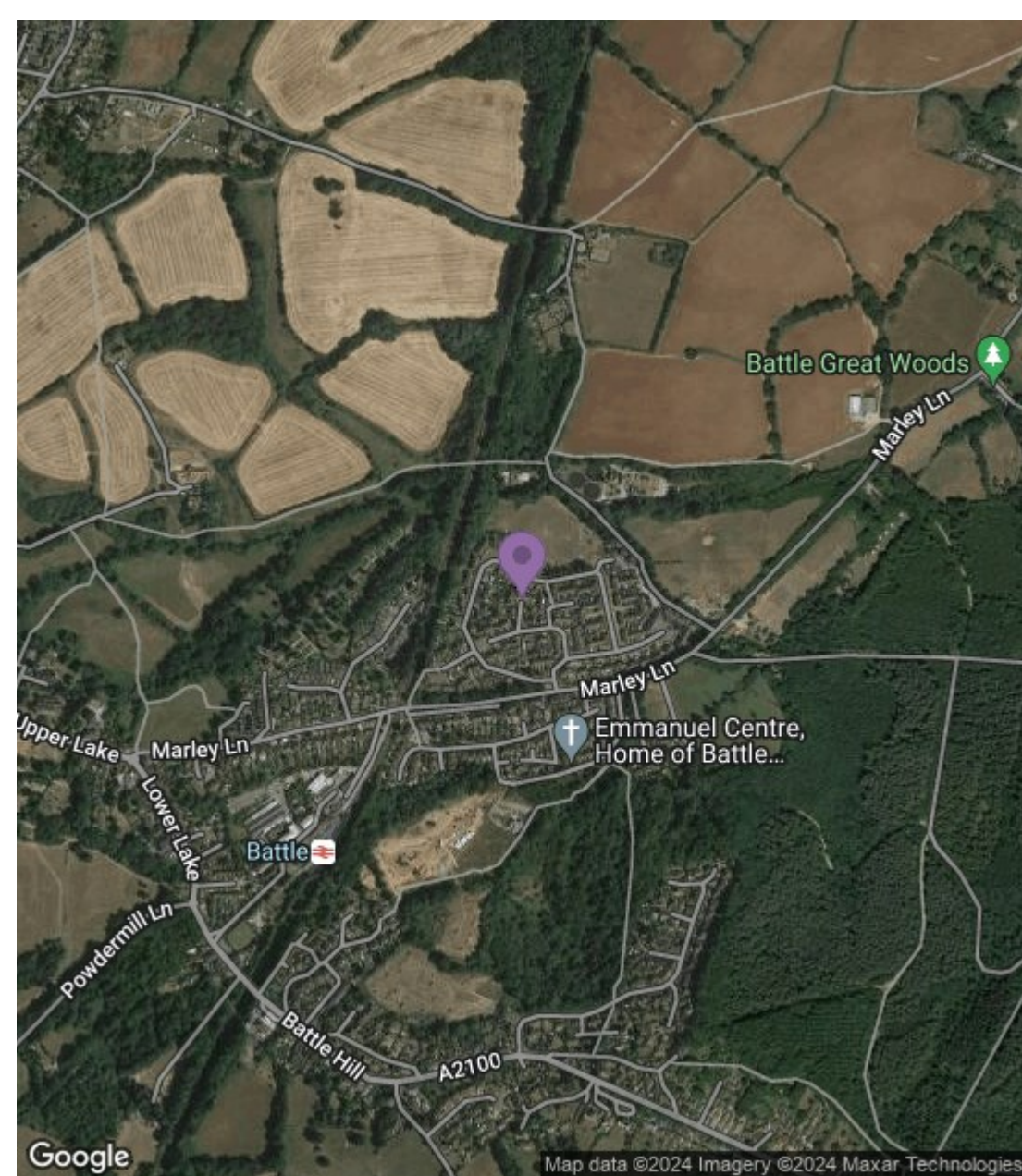


1ST FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1105 SQ.FT. (102.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 ₂) 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	

**RUSH
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