

**RUSH  
WITT &  
WILSON**



**10 Langton Close, Battle, East Sussex TN33 0XH  
Offers In The Region Of £280,000**



**This charming end terrace Grade II Listed cottage forms part of a pretty mews of properties that were sympathetically converted from the old school and are ideally located within walking distance of the mainline station serving London Charing Crossing and the coast and the bustling High Street with local amenities, schools and restaurants. The accommodation comprises a welcoming entrance hall, dual aspect sitting/dining room, kitchen, three bedrooms and a bathroom. The property has gas central heating, attractive sash windows and is offered chain free. Outside there is an enclosed and gated courtyard garden and two allocated off street parking space.**



Property approached a block paved pathway with steps leading up to a wooden front door with exterior lighting.

### **Entrance Hall**

With stairs to the first floor and under stairs storage space, ceiling lighting and radiator.

### **Sitting/Dining Room**

18' x 13'10 reducing to 9'8 (5.49m x 4.22m reducing to 2.95m)

Enjoying a dual aspect flooded with light via sash windows to the front aspect and French door to the rear with garden access, wooden flooring, ceiling lighting, two radiators and doorway into:-

### **Kitchen**

9'8 x 9'3 (2.95m x 2.82m)

Fitted with a matching range of wall and base mounted units with a work surface over, single bowl sink with drainer and hot and cold taps, integral oven with four ring gas hob with cooker hood over, space for washing machine and fridge, wall mounted gas fired boiler, ceiling lighting, radiator and sash window to rear aspect.

### **First Floor**

#### **Landing**

With loft hatch access, ceiling lighting and linen cupboard.

### **Bedroom One**

9'1 x 10'1 (2.77m x 3.07m)

With sash window to rear aspect, ceiling lighting and radiator.

### **Bedroom Two**

8'10 x 9'6 (2.69m x 2.90m)

With sash window to rear aspect, ceiling lighting and radiator.

### **Bedroom Three**

9'3 x 8'9 reducing to 5'10 (2.82m x 2.67m reducing to 1.78m)

With sash window to front aspect, ceiling lighting and radiator.

### **Bathroom**

5'5 x 6'9 (1.65m x 2.06m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, bath with hot and cold taps and shower over, part tiled walls, ceiling lighting, heated towel rail and sash window to front aspect.

### **Outside**

#### **Garden**

There is a delightful rear courtyard garden with shrub planted border, that is fence enclosed with gated access to the parking area and steps that lead up to the sitting/dining room.

### **Parking**

Adjacent to the property there are two allocated parking bays.

### **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.





GROUND FLOOR



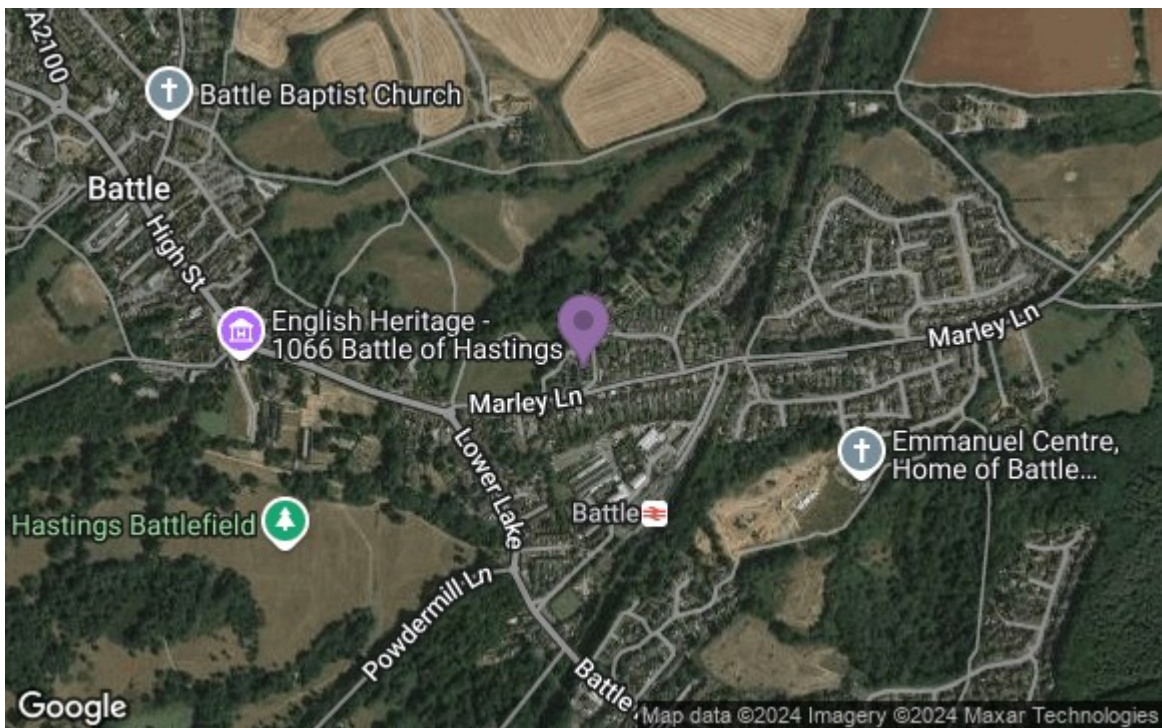
1ST FLOOR



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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| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | <b>89</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | <b>61</b>               |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                         |           |
| (92 plus) <b>A</b>   |                         |           |
| (81-91) <b>B</b>   |                         |           |
| (69-80) <b>C</b>   |                         |           |
| (55-68) <b>D</b>   |                         |           |
| (39-54) <b>E</b>   |                         |           |
| (21-38) <b>F</b>   |                         |           |
| (1-20) <b>G</b>  |                         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                         |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |           |

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