

**RUSH  
WITT &  
WILSON**



**2 Abbots Close, Battle, TN33 0BZ  
£350,000**

Rush Witt & Wilson are proud to present to the market Abbots Close, Battle - a charming location for this delightful 3-bedroom semi-detached house. Situated in the heart of Central Battle, this property offers not only a cosy place to call home but also convenience at your doorstep. One of the standout features of this property is the garage en bloc, providing you with ample space for parking or storage. Additionally, a driveway to the front of the garage affords off-road parking adding to the ease of living in this lovely home. Located close to Battle mainline station, commuting will be a breeze for any busy professional or avid traveller. The accessibility to transportation links makes this property a prime choice for those looking for both comfort and practicality. The property also benefits from large floor to ceiling windows to both ground and first floor bay windows, balcony, conservatory and private garden to the rear. Don't miss out on the opportunity to own a piece of this desirable location. Book a viewing today and envision the life you could create in this wonderful house on Abbots Close.



### **Entrance Hallway**

Upvc entrance door to front, built in storage cupboard, radiator, carpet as laid, stairs rising to the first floor (described later), door leading through to:

### **Living Area**

14' x 16'10 (4.27m x 5.13m)

Floor to ceiling double glazed upvc bay window to front overlooking the front garden, built in storage units with shelving above, two radiators, carpet as laid, feature fire surround, large opening to:

### **Dining Area**

9'11 x 12'2 (3.02m x 3.71m)

Large understairs storage cupboard, two radiators, carpet as laid, large double glazed upvc sliding doors leading through to the conservatory (described later), doorway leading through to:

### **Kitchen**

10'7 x 8'1 (3.23m x 2.46m)

Double glazed upvc window to rear overlooking the rear garden, vinyl flooring, range of matching wall and base units with work surfaces over and tiled splashbacks, stainless steel one and a quartet bowl sink unit with side drainer, space and plumbing for washing machine, inset four ring gas hob, integrated Hotpoint fan assisted oven, cupboard housing wall mounted Worcester Greenstar boiler, two undercounter spaces for white goods, double glazed upvc door leading through to:

### **Conservatory**

14' x 8'1 (4.27m x 2.46m)

Double glazed upvc windows to three sides, polycarbonate roof, carpet as laid, large set of double glazed upvc sliding doors providing access to the rear garden.

### **First Floor**

#### **Landing**

Doors of to the following:

#### **Bedroom One**

15' into bay x 11'11 (4.57m into bay x 3.63m)

Large double glazed floor to ceiling upvc windows to front overlooking the front garden, upvc door leading out the BALCONY, built in wardrobes, radiator, carpet as laid.

#### **Bedroom Two**

9'11 x 11'11 max (3.02m x 3.63m max)

Double glazed upvc window to rear overlooking the rear garden, two built in wardrobes, radiator, carpet as laid.

#### **Bedroom Three**

9'10 x 6'3` (3.00m x 1.91m`)

Double glazed upvc window to front overlooking the front garden, built in wardrobe, radiator, carpet as laid.

#### **Bathroom**

Double glazed upvc opaque window to rear, panel enclosed bath with shower attachment, pedestal wash hand basin, radiator, part tiled walls, vinyl flooring.

### **Separate WC**

Double glazed opaque window to rear, low level wc, vinyl flooring.

### **Outside**

#### **Front Garden**

Area of lawn with mature borders and shrubs creating privacy, steps lead to the front door.

#### **Rear Garden**

Decking to the immediate rear of the property with steps leading down to an area of lawn, enclosed with close board timber fencing, raised timber borders, steps to a courtesy door that leads through to the rear of the garage.

#### **Garage En-Bloc**

With up and over door.

#### **Agents Note**

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.

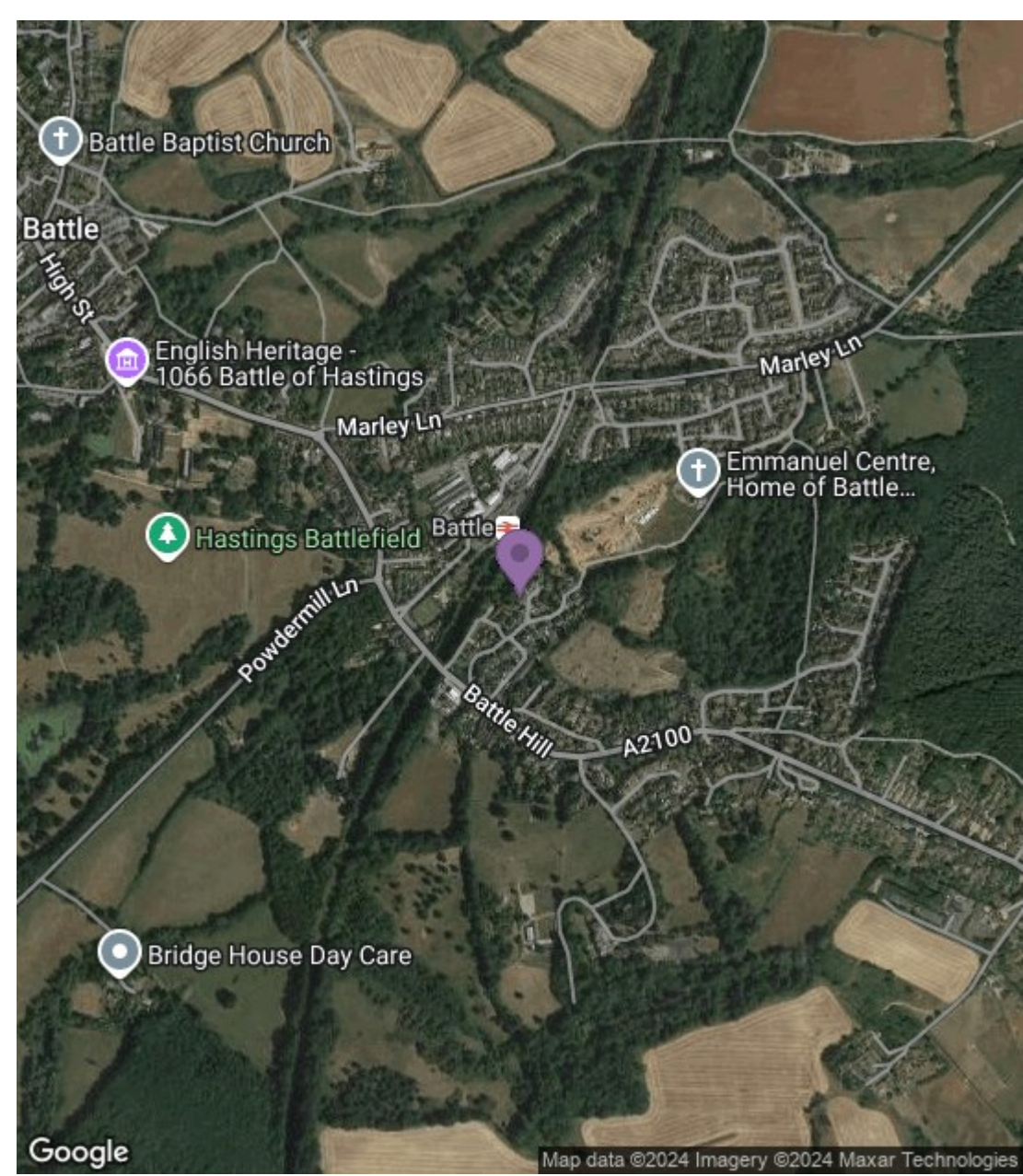




**TOTAL FLOOR AREA : 1160 sq.ft. (107.8 sq.m.) approx.**

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			69
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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