

**RUSH
WITT &
WILSON**



**Malling Battle Gates, Battle, East Sussex TN33 0JD
£399,950**

Welcome to this charming semi-detached bungalow located in a sought-after residential area. This delightful property boasts two reception rooms, three bedrooms, and a well-appointed kitchen. As you step inside, you'll be greeted by an exceptionally well-presented interior that exudes warmth and comfort. The spacious sitting room seamlessly flows into a lovely conservatory/sunroom, perfect for enjoying a cup of tea while basking in the natural light. The property features a well-appointed kitchen, ideal for whipping up delicious meals for family and friends. Two of the bedrooms are bay-fronted, adding character to the space, while the third bedroom makes an ideal study. There is off-street parking and a garage which has some restricted width access. One of the highlights of this property is the beautiful low-maintenance cottage-style garden, providing a private oasis for relaxation and outdoor enjoyment. Located just a short drive away from the bustling market town High Street with a mainline station, this bungalow offers the perfect blend of quiet close location and convenience. Don't miss the opportunity to make this lovely property your new home sweet home in Battle.



The property is approached via a pathway leading through the pretty cottage style front garden with a rose covered arch to a covered entrance with outside lighting, upvc and glazed entrance door leading through to:

Entrance Porch

Room for coats and boots, radiator, wooden and glazed bevelled door leading through to:

Entrance Hallway

17' x 5' (5.18m x 1.52m)

Access to loft space, radiator, doors off to the following:

Kitchen

9'7 x 11'2 (2.92m x 3.40m)

Double glazed window to rear overlooking the garden, fitted with a matching range of wall and base units with glass display cabinets and work surfaces over, built in Butlers sink with drainer and mixer tap, integrated AEG oven and warming drawer, AEG eye level microwave, four ring AEG induction hob with cooker hood above, space and plumbing for washing machine, integrated fridge/freezer, full height storage cupboard, cupboard housing wall mounted gas fired boiler, tiled floor, tiled surround, radiator, upvc glazed stable style door to side.

Sitting Room

10'1 x 20' (3.07m x 6.10m)

Double glazed doors providing access to the sun room with an aspect through to the rear garden, additional floor to ceiling glazed panels, wall lights, radiator.

Sun Room

10'4 x 6'4 (3.15m x 1.93m)

Of brick and upvc glazed construction with a

delightful aspect over the rear garden, double glazed upvc door providing access to the garden, tiled floor, radiator, wall lights.

Bedroom One

10'1 x 17'11 into bay (3.07m x 5.46m into bay)

Double glazed curved bay windows, radiator, two built in wardrobes.

Bedroom Two

11'8 x 9' (3.56m x 2.74m)

Double glazed window to front, radiator.

Study

8' x 6'4 (2.44m x 1.93m)

Double glazed window to side, radiator.

Shower Room

7'10 x 6'3 (2.39m x 1.91m)

Double glazed window to side, large shower cubicle with electric Mira shower, pedestal wash hand basin, tiled walls and floor, heated towel rail, airing cupboard housing hot water cylinder with slatted shelving.

Separate WC

8' x 2'6 (2.44m x 0.76m)

Double glazed window to side, low level wc, wash hand basin, tiled floor, radiator.

Outside

Parking

Off street parking arranged to the block paved pathway which extends down the side of the property which is considered fairly narrow for any modern vehicles with gated access leading to a SINGLE GARAGE considered ideal for storage or motorcycles.

Front Garden

A pretty front garden arranged with a number of herbaceous flowers and shrubs creating a cottage garden feel.

Rear Garden

Flagstone sun terrace with pretty sleeper enclosed shrubs and flower borders, small area of lawn, further elevated seating area, enclosed with close board fencing, outside tap.

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.

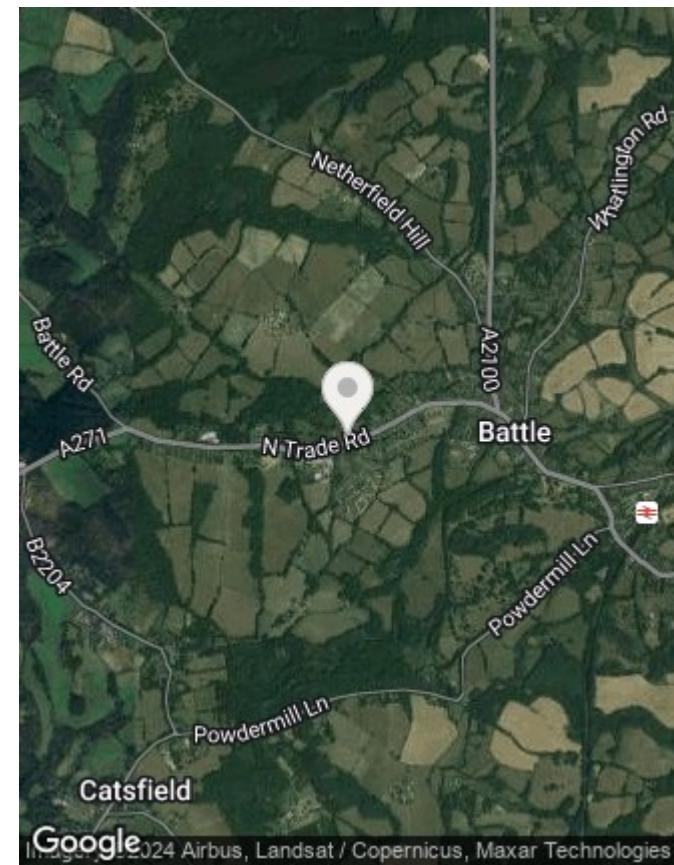




GROUND FLOOR
1193 sq.ft. (110.8 sq.m.) approx.

TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 71	Potential: 86
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
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Not environmentally friendly - higher CO ₂ emissions	
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