

**RUSH  
WITT &  
WILSON**



**34 Field Way, Battle, East Sussex TN33 0FT  
£450,000**

**This recently constructed semi-detached house is a true gem in a sought-after residential location. Boasting a prime spot just a stone's throw away from the local primary and secondary schools, as well as the vibrant market town High Street, this property offers the perfect blend of convenience and tranquillity with easily accessible delightful rural walks.**

**Upon stepping inside, you'll be greeted by a thoughtfully designed interior that exudes a sense of space and light. The ground floor features a welcoming sitting room, a modern kitchen/dining room, and a convenient cloakroom, providing the ideal layout for both relaxation and entertaining.**

**Venturing upstairs, you'll find four well-appointed bedrooms, including an en-suite shower room and a family bathroom, offering comfort and privacy for the whole family.**

**Outside, this property continues to impress with off-street parking for two vehicles and a surprisingly spacious rear garden that is larger than expected for a newly built property, with views overlooking a neighbouring field. The outdoor space provides a peaceful retreat where you can unwind and enjoy the beauty of the surroundings.**

**Don't miss out on the opportunity to make this house your home, where modern living meets the tranquillity of the countryside.**



The property is approached via a picket gates and pathway leading to a composite and glazed door into:-

### **Entrance Hall**

14'4 x 4'1 (4.37m x 1.24m)

With radiator, understairs storage space and additional under stairs storage cupboard, ceiling lighting and carpeted stairs to the first floor.

### **Cloakroom**

3'2 x 5'7 max (0.97m x 1.70m max)

Double glazed opaque window to side aspect, fitted with a low level wc, wash hand basin with mixer tap, radiator, extractor fan and ceiling lighting.

### **Sitting Room**

11'4 x 15'9 (3.45m x 4.80m)

Enjoying a dual aspect with double glazed windows to front and side of the property, radiator and ceiling lighting.

### **Kitchen/Dining Room**

19'4 x 9'1 extending to 10'8 (5.89m x 2.77m extending to 3.25m)

Double glazed window to rear aspect, fitted with a range of grey high gloss wall and base units with a complimenting work surface, one and a half bowl stainless steel sink with drainer and mixer tap, integrated oven with four ring gas hob and stainless steel cooker hood over, integrated fridge/freezer, dish washer and washing machine, cupboard housing wall mounted gas fired boiler, ample space for a large family dining table, further work surface with space under for a tumble dryer, double radiator, under unit and ceiling lighting, double glazed double doors with rear access with a delightful outlook over the garden and adjoining field.

## **First Floor**

### **Galleried Landing**

Built-in storage cupboard, radiators and loft hatch access to a part boarded loft with a pull down ladder, doors off to the following:

### **Bedroom One**

13'6 x 11'9 (4.11m x 3.58m)

Double glazed window to front, radiator and ceiling lighting.

### **En-Suite Shower Room**

6'4 x 5'7 (1.93m x 1.70m)

Fitted with a low level wc, wash hand basin, corner shower cubicle, part tiled walls, extractor fan, heated towel rail and double glazed opaque window to front aspect.

### **Bedroom Two**

12' x 11'3 (3.66m x 3.43m )

Double glazed window to rear with a delightful outlook over the rear garden and adjoining field, radiator and ceiling lighting.

### **Bathroom**

5'5 x 7'2 (1.65m x 2.18m)

Fitted with a low level wc, wash hand basin with mixer tap, paneled bath with mixer tap and separate shower over, part tiled walls, extractor fan, shaver point, chrome heated towel rail, double glazed obscured window to rear aspect and ceiling lighting,

### **Bedroom Three**

11'4 x 9'2 (3.45m x 2.79m)

Double glazed window to front aspect, radiator within the eaves and ceiling lighting.

### **Bedroom Four**

9'5 x 10'9 narrowing to 7'3 (2.87m x 3.28m narrowing to 2.21m)

Double glazed window to rear with a delightful outlook over the rear garden and adjoining field, radiator and ceiling lighting.

### **Outside**

#### **Front Garden**

Enclosed with a picket fencing with low maintenance flower and shrub borders, paved pathway and separate access from the covered parking area.

#### **Parking**

Covered carport and driveway for two vehicles.

#### **Rear Garden**

Enclosed with close board timber fencing with a large paved and decked entertaining area running adjacent to the rear of the property ideal for family dining and get togethers with steps that lead down to a level area of lawn with a further area for a timber sheds with exterior lighting, raise flower beds and gated side access.

#### **Service Charge**

We have been advised a service charge of £31.75pcm will apply for the property payable to Sage housing.

#### **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  
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Residential Estate Agents  
 Lettings & Property Management



88 High Street  
 Battle  
 TN33 0AQ  
 Tel: 01424 774440  
 battle@rushwittwilson.co.uk  
 www.rushwittwilson.co.uk