

**RUSH  
WITT &  
WILSON**



**34 Field Way, Battle, East Sussex TN33 0FT  
£222,500**

**\*\* SHARED OWNERSHIP \*\***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 tranquility with easily accessible 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 tranquility of the countryside.



### **Shared Ownership Eligibility**

You must be at least 18 years old.

Outside of London your annual household income must be less than £80,000.

You cannot own another home. Shared Ownership purchasers are often first-time buyers but if you do already own another property (either in the UK or abroad), you must be in the process of selling it.

You should not be able to afford to buy a home suitable for your housing needs on the open market.

You must show you are not in mortgage or rent arrears.

You must be able to demonstrate that you have a good credit history.

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)

Radiator, understairs storage space and additional understairs storage cupboard, carpeted stairs to 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, radiator and extractor fan.

Doorway leading into:

### **Sitting Room**

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

Enjoying a dual aspect with double glazed windows to front and side, radiator.

### **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 grey high gloss range of 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 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 and radiator.

#### **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 with 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 and radiator.

#### **Bathroom**

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

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

#### **Bedroom Three**

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

Double glazed window to front and radiator.

#### **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 and radiator.

### **Outside**

#### **Front Garden**

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

#### **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 timber sheds with exterior lighting and summer house.

### **Agents Note**

The vendor currently owns 50% of the property which is equal to £222,500 this requires an additional rent of £591.35 pcm and a service charge of £65.83 pcm. Full ownership is also available.

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) A			94
(81-91) B		84	
(69-80) C			
(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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