

**RUSH
WITT &
WILSON**



**4 Meadow Drive, Battle, East Sussex TN33 0FU
£480,000**

This stunning detached home is a true gem waiting to be discovered. Boasting a prime location, this property offers easy access to the local primary and secondary schools, as well as the vibrant High Street and mainline station serving London Charing Cross.

This recently constructed house features a spacious triple aspect sitting/dining room, perfect for entertaining guests or simply relaxing with your loved ones. The well-appointed kitchen/breakfast room is a chef's delight, offering a lovely space to whip up culinary delights.

With three bedrooms, including an en-suite, cloakroom and a family bathroom, this home provides ample space for a growing family or those in need of a home office or guest room. The neutral decor throughout the property enhances the light and airy feel, creating a welcoming atmosphere for all who enter.

Situated on the edge of a small development, this home offers picturesque views over the open green space and tree tops towards Battle Abbey, providing a tranquil backdrop to everyday life. The beautifully planted rear garden with a paved entertaining area and raised beds is the perfect spot to enjoy a morning coffee or host a summer barbecue.

With parking for three vehicles, convenience is key in this property. Don't miss out on the opportunity to make this exceptional home yours and enjoy the best of what Battle has to offer.



The property approached via a pathway leading to a covered entrance with exterior lighting and a composite door leading into:-

Entrance Hall

13'9 x 6' (4.19m x 1.83m)

Radiator, large understairs storage cupboard with power connected for a tumble dryer, carpeted stairs to the first floor.

Cloakroom

2'89 x 5'7 (0.61m x 1.70m)

Opaque double glazed window to front, low level wc, wash hand basin with mixer tap, extractor fan and radiator.

Sitting/Dining Room

17'8 x 12'2 (5.38m x 3.71m)

Enjoying a triple aspect with double glazed windows to front and side, double glazed French doors to rear providing views and access onto the rear garden and two radiators.

Kitchen/Breakfast Room

18' x 8'9 (5.49m x 2.67m)

Enjoying a double aspect with double glazed windows to front and double glazed French doors to the rear providing views and access onto the rear garden. Fitted with a range of matching high gloss wall and base units with work surfaces over and matching up-stands, one and half bowl stainless steel sink unit with side drainer and mixer tap, integrated fridge/freezer, integrated washing machine, integrated dishwasher, oven with four ring gas hob with cooker hood over, cupboard housing wall mounted gas fired boiler, radiator and ample space for breakfast table.

First Floor

Landing

Double glazed window to rear, access to a part boarded loft space, large over stairs cupboard with heating.

Bedroom One

9' x 13'8 (2.74m x 4.17m)

Double glazed window to front with a pretty outlook overlooking the green communal park space and radiator.

En-Suite Shower Room

4' x 9' (1.22m x 2.74m)

Double glazed opaque window to rear, low level wc, wash hand basin with mixer tap, large shower cubicle, extractor fan, chrome heated towel rail and shaver point.

Family Bathroom

5'6 x 6'9 (1.68m x 2.06m)

Double glazed opaque window to front, low level wc, wash hand basin with mixer tap, panelled bath with mixer tap and shower over, part tiled walls, extractor fan and chrome heated towel rail.

Bedroom Two

11'7 x 10'7 (3.53m x 3.23m)

Double glazed window to front with a delightful outlook overlooking the communal park space and glimpses of the top of Battle Abbey and radiator.

Bedroom Three

12'2 x 7' (3.71m x 2.13m)

Double glazed window to rear with a delightful outlook over the garden and radiator.

Outside

Off Road Parking

Block paved driveway to the side of the property providing off road parking for three vehicles and gated side access leading to:

Garden

Enclosed with closeboard fencing with an extended sandstone terrace adjacent to the rear of the property ideal for outdoor entertaining which leads down onto a level area of lawn garden with raised sleeper beds and space for two timber sheds. The garden has been planted with mature shrubs, flowers and apple trees.

Service Charge

A service charge of £31.75 pcm will apply via the housing association Sage.

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: 1019 sq.ft. (94.7 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		95
(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 ₂) Rating		
	Current	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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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