

**RUSH  
WITT &  
WILSON**



**16 Swallow Drive, Battle, East Sussex TN33 0DY  
£270,000**

**This delightful semi detached house offers a fantastic opportunity for first-time buyers or savvy investors looking for a buy-to-let property.**

**This home features two bedrooms, a well-appointed bathroom, a comfortable sitting room, and a functional kitchen perfect for whipping up your favourite meals.**

**One of the standout features of this property is the convenience it offers - with off-street parking and a pretty garden, you'll have your own space to unwind and entertain.**

**The icing on the cake is its prime location within walking distance of a mainline station serving London Charing Cross, making it an ideal choice for commuters. What sets this property apart is the seamless blend of comfort, convenience, and potential for personalisation. With the added benefit of no onward chain, the path to making this house your home is smoother than ever.**

**Don't miss out on the chance to own a piece of this desirable location - book a viewing today and step into your future abode on Swallow Drive.**



Property approached via a driveway leading to a upvc entrance door providing access to:

### **Entrance Porch**

2'8 x 4'4 (0.81m x 1.32m)

Upvc door to front, space for coats and boots, wooden and glazed door leading into:

### **Sitting Room**

13'4 x 11'7 (4.06m x 3.53m)

Double glazed window to front, radiator, thermostatic controls for central heating, stairs to first floor and wooden and glazed door leading into:

### **Kitchen/Breakfast Room**

11'8 x 8'8 (3.56m x 2.64m)

Fitted with a range of wall and base units with a complimenting work surface, single bowl stainless steel sink with side drainer, space for oven, space for washing machine, space for fridge/freezer, tiled surround, tiled floor, double glazed window to rear, upvc and double glazed door with garden access, wall mounted gas fired boiler radiator and large understairs storage cupboard.

### **First Floor**

### **Landing**

Access to loft space, doors off to the following:

### **Bedroom One**

8'8 x 11'8 (2.64m x 3.56m)

Double glazed window to rear overlooking the garden, radiator and over-stairs storage cupboard.

### **Bedroom Two**

7'3 x 11'9 (2.21m x 3.58m)

Double glazed window to front, radiator.

### **Bathroom**

5'5 x 5'8 (1.65m x 1.73m)

Fitted with a low level wc, pedestal wash basin with mixer tap, panelled bath with mixer tap and shower attachment, part tiled walls, shaving point, radiator with towel rail, double glazed obscured window to side, airing cupboard housing the immersion tank.

### **Outside**

### **Rear Garden**

Enclosed with closeboard fencing and with a paved seating area adjacent to the rear of the property ideal for outdoor entraining with a pathway leading to the

rear of the garden with raised flower and shrub planted borders, levelled lawn and space for a small timber shed, outside lighting, water tap and side access to the driveway.

### **Front Garden**

Principally laid to lawn.

### **Parking**

Off street parking for at least two vehicles.

### **Agents Note**

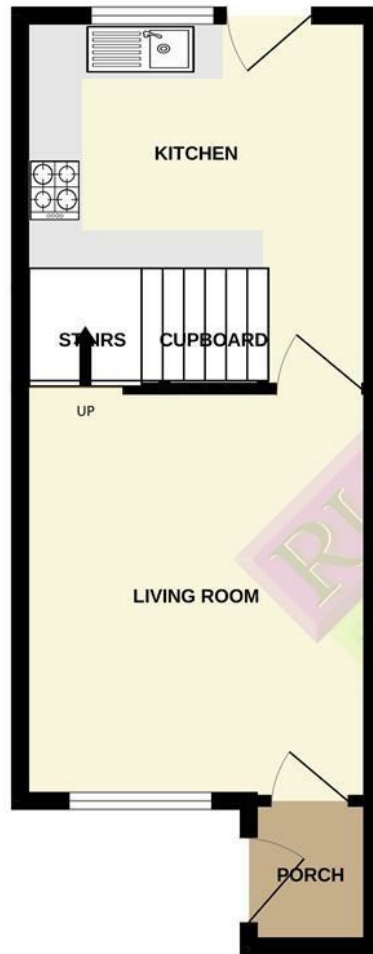
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band - C



GROUND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.

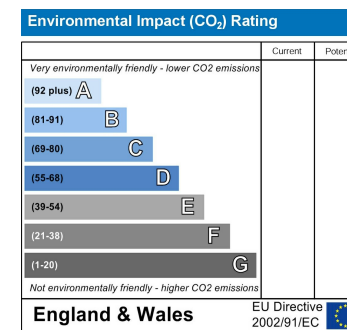
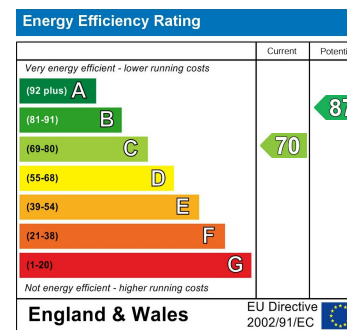
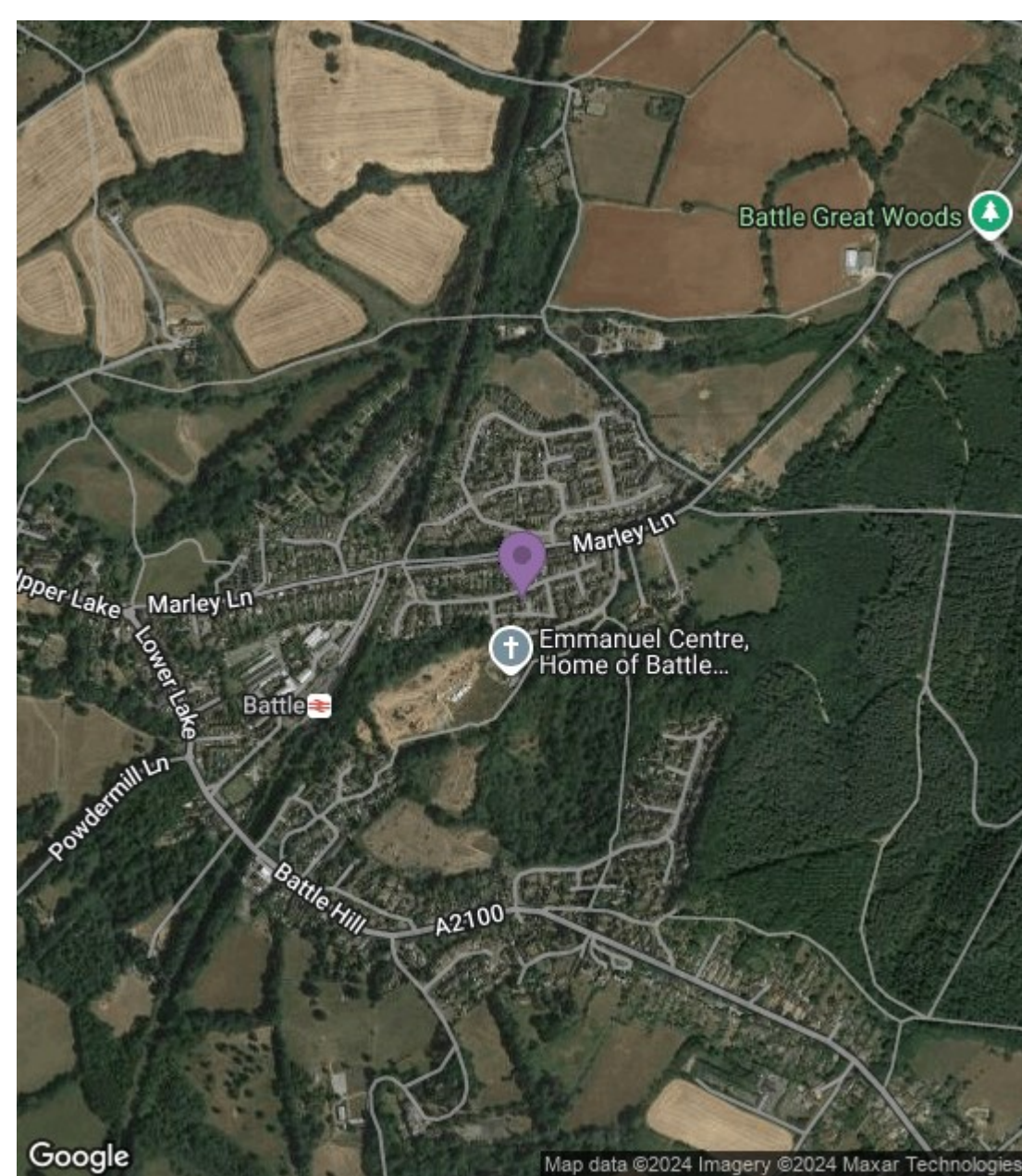


1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 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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