

**RUSH  
WITT &  
WILSON**



**2 Field Way, Battle, East Sussex TN33 0FT  
£425,000**

**Rush Witt & Wilson are proud to present to the market this property within Field Way of Battle, this newly built detached bungalow is a gem waiting to be discovered. Boasting two generous bedrooms, this property offers a modern design that is sure to impress. One of the standout features of this home is the large garden at the rear, perfect for enjoying the fresh British air and hosting gatherings with friends and family. Positioned next to open greenspace, the setting provides a tranquil and picturesque backdrop for your daily life. Convenience is key with off-road parking available, ensuring you never have to worry about finding a spot for your vehicle. Additionally, for those looking for a more affordable way to step onto the property ladder, this home is also available on a shared ownership scheme. Don't miss out on the opportunity to make this lovely property your own and enjoy the best of what British countryside living has to offer.**



### **Entrance Hallway**

Composite entrance door, two large storage cupboards, radiator, vinyl flooring, doors off to the following:

### **Living Area**

15'11 x 15'8 (4.85m x 4.78m)

Double aspect with double glazed windows to side and rear, large set of upvc double glazed French doors providing views and access onto the rear garden, two radiators, continuation of the vinyl flooring, large opening leading through to:

### **Kitchen Area**

14'1 x 8'6 (4.29m x 2.59m)

Double aspect with double glazed windows to side and rear, continuation of the vinyl flooring, range of matching wall and base units with work surfaces over, integrated Hotpoint fan assisted oven, four burner Hotpoint gas hob with Hotpoint extractor set above, concealed Vaillant boiler, integrated Hotpoint integrated washing machine, integrated Hotpoint dishwasher, integrated fridge and freezer, space for further white appliance.

### **Bathroom**

Double glazed opaque window to front, panel enclosed bath with mixer tap and

an Ideal thermostatic shower set above with glass shower screen, low level wc, wash hand basin with mixer tap, heated towel rail, shaver point, part tiled walls, vinyl tiled flooring,

### **Bedroom One**

9'11 x 14' (3.02m x 4.27m)

Double glazed window to front enjoying views over the adjoining green space, radiator, carpet as laid.

### **Bedroom Two**

13'9 x 9' (4.19m x 2.74m)

Double aspect with glazed windows to front and side, radiator, carpet as laid.

### **Outside**

#### **Front Garden**

Landscaped front garden with planted hedgerows, pathway leading to the front door, gated side access leading through to:

#### **Rear Garden**

Large area of patio to the immediate rear, large area of lawn with planted flower borders, mature shrubs and trees.

#### **Driveway**

Block paved driveway providing off road parking for several vehicles.

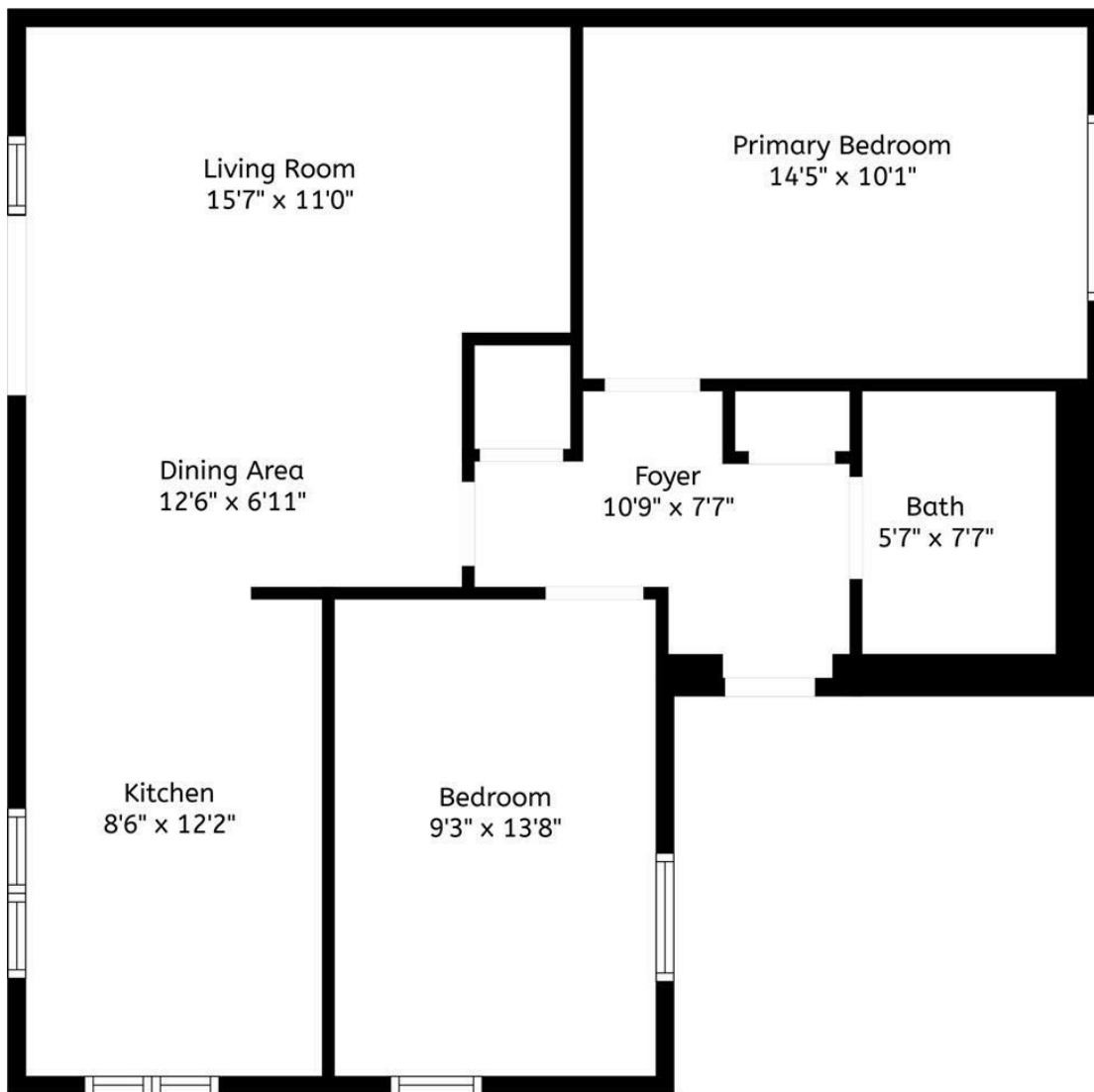
### **Agents Note**

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

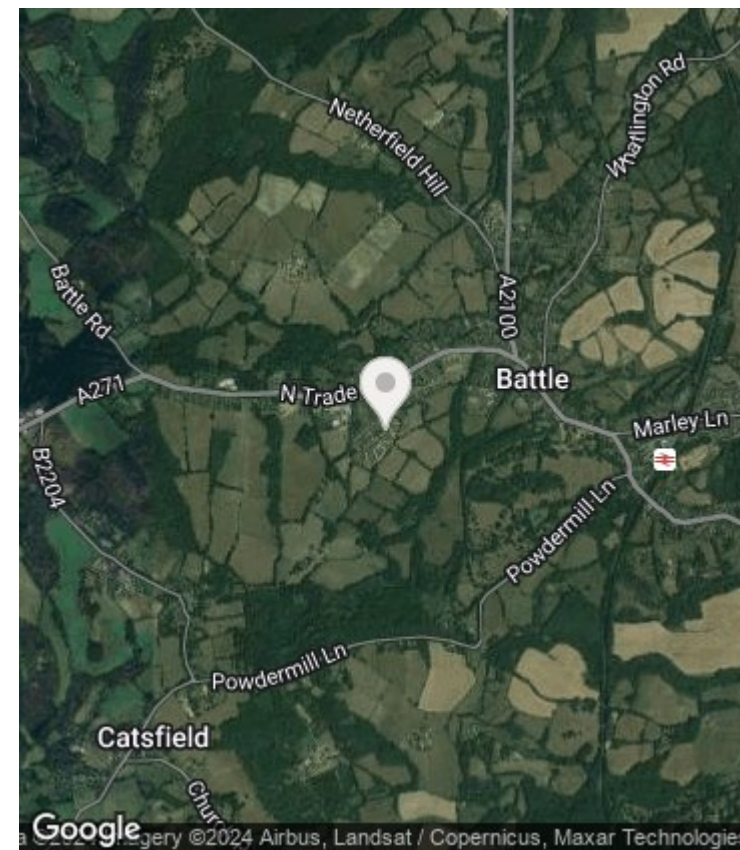
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







Our measurements calculated by lidar, highly accurate but not guaranteed.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	95
(92 plus) A	
(81-91) B	82
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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