

**RUSH
WITT &
WILSON**



Abbey View, Abbey View North Trade Road, Battle, East Sussex TN33 0HB
Guide Price £650,000

*****GUIDE PRICE £650,000 - £680,000*****

This stunning property offers a fantastic opportunity for those seeking a spacious and conveniently located family home. Boasting two reception rooms, five bedrooms, and three bathrooms, this detached property is sure to impress. As you step inside, you'll be greeted by a bright and airy accommodation that includes a dual aspect sitting room, perfect for relaxing or entertaining guests. The heart of this home lies in the spacious 'L' shape kitchen/dining room, ideal for creating culinary delights and making memories with loved ones. The ground floor features three bedrooms, one of which boasts an en-suite shower room, there is a further bathroom, and a convenient utility room. Upstairs, two bedrooms await, both offering dual aspects and picturesque rural views, with one bedroom featuring an en-suite bathroom and a relaxed seating area for added luxury. Parking will never be an issue with space for five vehicles and a garage, The well-maintained private garden provides a tranquil escape from the hustle and bustle of daily life with a large decked seating area ideal for outdoor entertaining. Located just a short stroll from excellent local primary and secondary schools, the bustling market town High Street, and the mainline station serving London Charing Cross. Don't miss out on the opportunity to make this charming property your new home. Book a viewing today and start envisioning the wonderful memories you could create in this delightful abode.



Property approached via a shingle driveway with a palisade fenced and gated entrance leading to:

Entrance Porch

5'8 x 8'1 (1.73m x 2.46m)
With a composite and glazed front, flooded with light via triple aspect windows and high level Velux windows in the vaulted ceiling, radiator, lighting and ample space for coats and boots. Composite and glazed door leads into:-

Entrance Hall

27'5 x 3'9 (8.36m x 1.14m)
Inset ceiling lighting, radiator and stairs to the first floor.

Sitting Room

21'2 x 12'5 (6.45m x 3.78m)
Enjoying a dual aspect over the rear garden via double glazed windows and a set of double glazed double doors with access onto the decked seating area, ceiling lighting and two radiator.

Kitchen/Dining Room

17'3 x 10'4 and 15'9 x 12'6 (5.26m x 3.15m and 4.80m x 3.81m)
This 'L' shaped room is the heart of this superb family home and enjoys a triple aspect via double glazed windows and a set of double glazed sliding doors flooding this room with light.

The kitchen area measures 17'3 x 10'4 and its fitted with a range of cream high gloss wall and base mounted units with a complementing wood effect work surface over incorporating a breakfast bar area, double bowl stainless steel sink with drainer and mixer tap, two eye level ovens, four ring electric hob with stainless steel cooker hood over, space for base mounted fridge and freezer, radiator, under unit and ceiling lighting.Opening directly into the dining area measuring 15'9 x 12'6 with inset ceiling and pendant lighting and radiator.

Utility Room

8'3 x 5'8 (2.51m x 1.73m)
Fitted with a high gloss range of wall and base mounted units with a wood effect work surface and a single bowl stainless steel sink with drainer and hot and cold taps, space for a washing machine and dishwasher, ceiling lighting, double glazed window to rear aspect, double glazed

door with garden access, extractor and walk-in airing cupboard with lighting housing the hot water cylinder and wall mounted gas fired boiler,

Bedroom Three

12'1 x 11'9 (3.68m x 3.58m)
Double glazed window to front aspect, inset ceiling lighting and radiator.

Bedroom Four

11'9 x 11'1 (3.58m x 3.38m)
Double glazed window to front aspect, inset ceiling lighting and radiator.

Bedroom Five

18'9 x 6'3 (5.72m x 1.91m)
Double glazed to side aspect, inset ceiling lighting, radiator and under stairs storage cupboard

En-suite Shower Room

7'8 x 3' (2.34m x 0.91m)
Fitted with a low level w.c, wash hand basin with mixer tap, shower with hand held attachment and fixed rainfall shower head, tiled floor, tiled walls, ceiling lighting, chrome heated towel rail, extractor and double glazed obscured window to side aspect.

Bathroom

5'6 x 5'9 (1.68m x 1.75m)
Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps with shower over, tiled floor, tiled walls, ceiling lighting, extractor, chrome heated towel rail and double glazed obscured window to rear aspect.

First Floor

Carpeted stairs leading to:

(It should be noted structural drawings have been drafted to alter the stair case configuration and are available to view).

Bedroom Two

12' x 20'5 (3.66m x 6.22m)
Further steps lead up from the door into this delightful dual aspect room with far reaching rural views to the rear extending to the High Beech Estate and to the front over the recreation ground toward the Abbey via double glazed windows, built-in wardrobe, ceiling lighting and radiator.

Bedroom One

29'3 x 17'3 to the max (8.92m x 5.26m to the max)
Enjoying a dual aspect via double glazed windows to the front and the rear with countryside views, ample space for an additional seating area, built-in wardrobes, radiators and ceiling lighting.

En-suite Bathroom

7'9 x 5'5 (2.36m x 1.65m)
Fitted with a low level w..c, wash hand basin with mixer tap, panelled bath with mixer tap, shower, tiled floor, tiled walls, Velux window to side aspect, ceiling lighting and chrome heated towel rail.

Outside

Front Garden/Parking

The front garden is fence and hedgerow bordered with mature trees and shrubs, neatly laid lawn, gated side access and ample off street parking for at least five vehicles.

Rear Garden

The pretty well maintained and sunny garden is privately fence enclosed and neatly laid to lawn with a large decked seating area ideal for outdoor entertaining. A further circular decked seating area is ideally positioned to enjoy the sun through out the day, there is space for two large timber sheds, an outside tap, exterior lighting and gated side access.

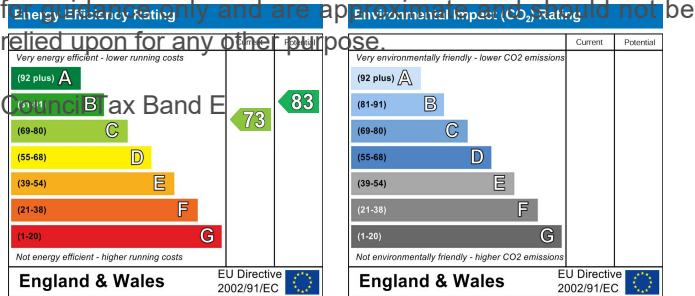
Garage

Single attached garage with up and over door,

Agents Notes

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 information only and are approximate and should not be relied upon for any other purpose.









Ground Floor

Approx. 146.4 sq. metres (1575.4 sq. feet)



First Floor

Approx. 68.5 sq. metres (736.8 sq. feet)



Total area: approx. 214.8 sq. metres (2312.2 sq. feet)
For illustration purposes only - not to scale

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