

**RUSH  
WITT &  
WILSON**



**Ivy Cottage, Battle Hill, Battle, East Sussex TN33 0DA  
By Auction £290,000**



**This delightful detached house offers a perfect blend of character and modern living. With its wealth of original features, including exposed ceiling and wall timbers, this property exudes charm and warmth. The inviting ground floor comprises two reception rooms, with a sitting room that flows seamlessly into the dining room, creating an ideal space for entertaining or family gatherings. The well-appointed kitchen and a convenient shower room complete this level, ensuring practicality for everyday living.**

**As you ascend to the first floor, you will find three bedrooms and a well-designed bathroom serves this level, adding to the comfort of the home.**

**Outside, the property boasts off-street parking for two vehicles, a valuable asset in this desirable location and a manageable garden.**

**Its prime location is just a short stroll from the mainline station, providing easy access to London Charing Cross, and is also within walking distance of the bustling market town High Street, where you can enjoy a variety of shops, cafes, and local amenities.**

**This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).**

**If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.**

**The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.**





Property approached with covered entrance, solid wood and glazed door leading into:

**Entrance Porch**

8' x 5'3 (2.44m x 1.60m)

Double glazed obscure window to front aspect, semi vaulted ceiling, electric wall panel heater, ample space for coats and boots, wooden door leading into:

**Sitting Room**

12'7 x 12'4 (3.84m x 3.76m)

Double glazed window to front aspect, exposed ceiling and wall timbers with a direct opening through into the dining area, exposed wooden floorboards, radiator, wall mounted lighting, fireplace housing wood burning stove with mantle over, opening leading into:

**Kitchen**

12'3 x 12' (3.73m x 3.66m)

Double glazed window to front aspect, reduced head height, exposed ceiling timbers, fitted with wall and base mounted units, wood work surface, single bowl ceramic sink with drainer and mixer tap, space for range oven with stainless steel cooker hood over, space for dishwasher, space for fridge/freezer, wall mounted lighting, radiator and opening into:

**Dining Room**

22'4 x 8'9 reducing to 6'8 (6.81m x 2.67m reducing to 2.03m)  
Wooden and glazed doors with access onto the rear hallway, feature glazed panel with aspect onto staircase, forming an irregular shape, built-in under stairs storage with space for washing machine, cupboard housing wall mounted gas fire boiler, further shelved pantry cupboard and contemporary wall mounted radiator.

**Rear Hallway**

5'3 x 8'1 (1.60m x 2.46m)

Double glazed window to side aspect over looking the garden, double glazed double door with side access, wooden flooring, contemporary radiator, built-in storage cupboard, stairs rising to first floor and door leading into:

**En-Suite**

7'8 x 6'6 to the maximum (2.34m x 1.98m to the maximum)  
Forming an irregular shape, fitted with a low level wc, contemporary glass circular wash basin with mixer tap and cupboard beneath, large walk-in shower, tiled walls, extractor fan and chrome heated towel rail.

**First Floor**

**Landing**

Flooded with natural light via large double glazed window to side aspect, split level landing and exposed wall timbers.

Step from landing up into:

**Bedroom One**

22' to the maximum x 10'5 reducing to 8'8 (6.71m to the maximum x 3.18m reducing to 2.64m)  
Dual aspect via double glazed window to rear and side of the property, forming an irregular shape, contemporary wall mounted radiator, ceiling lighitng and high level storage cupboards.

Steps from Landing up into:

**Bedroom Two**

12'6 x 12'3 (3.81m x 3.73m)  
Double glazed window to front aspect, restrictive head height and radiator.

**Bedroom Three**

12' x 6'5 (3.66m x 1.96m)  
Double glazed window to front, wall mounted lighting and radiator.

**Bathroom**

5'5 x 8'8 to the maximum (1.65m x 2.64m to the maximum)  
Small double glazed window to side aspect, fitted with a low level concealed wc, oval vanity wash basin with mixer tap and storage cupboards beneath, double ended panelled bath with concealed mixer tap and hand held shower attachment, part tiled walls, shaving point and chrome heated towel rail.

**Outside**

**Garden**

The garden is located to the side of the property accessed via the rear hallway, steps leading up onto a levelled lawn with sleeper enclosed flower beds with a covered log store area and enclosed with closeboard fencing with gated side access leading to brick paved parking area and a further timber storage shed.

**Agents Note**

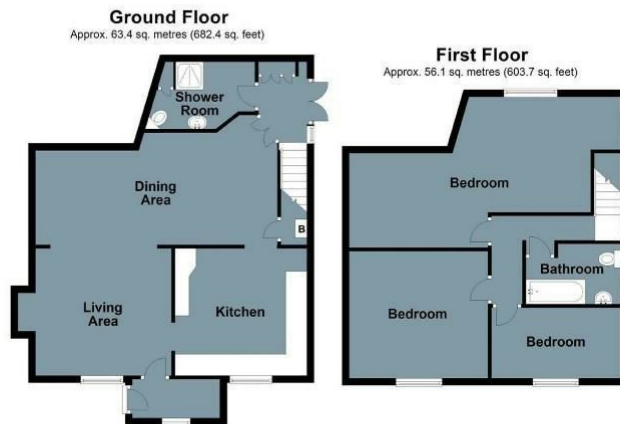
None of the services or appliances mentioned in these sale particulars have been tested.

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 -







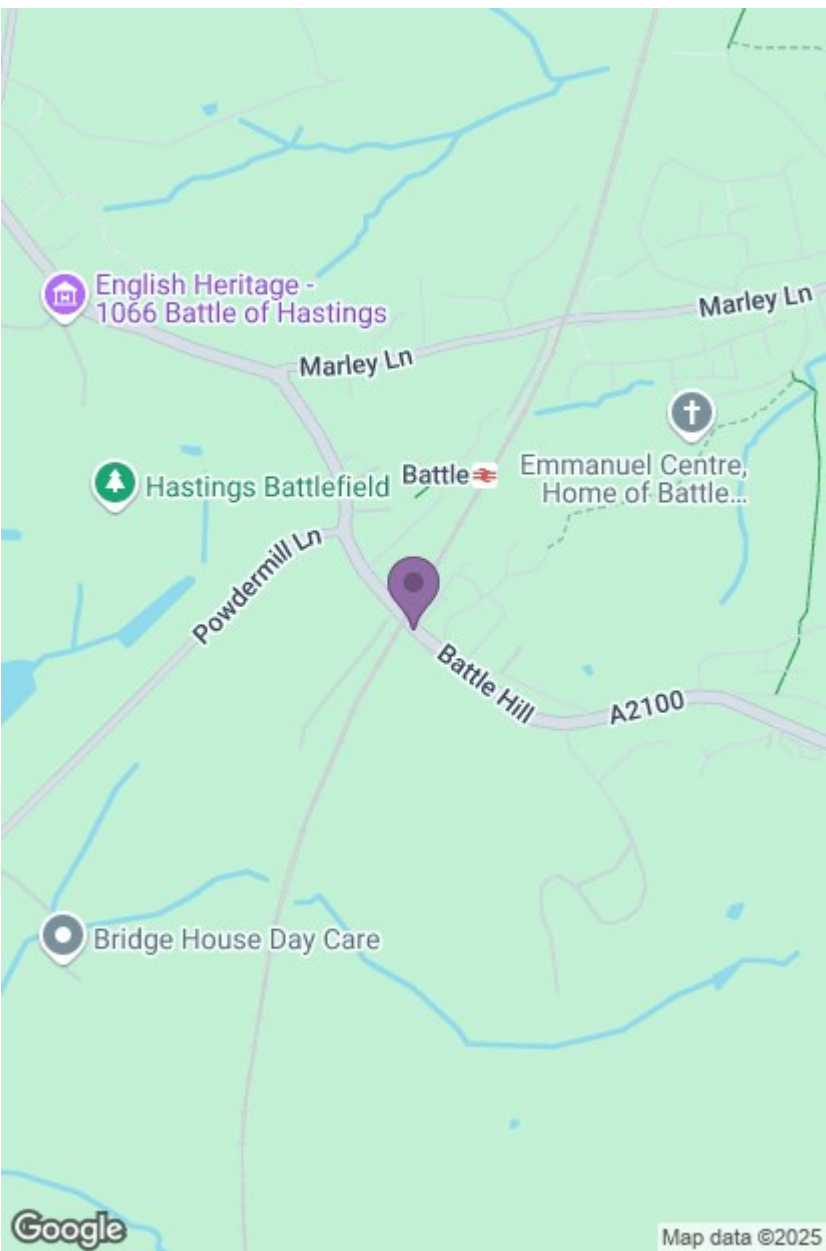
Total area: approx. 119.5 sq. metres (1286.1 sq. feet)  
For illustration purposes only - not to scale



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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