

**RUSH
WITT &
WILSON**



3 Almonry Fields, North Trade Road, Battle, East Sussex TN33 0HX
Guide Price £450,000 - £475,000

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This beautifully presented semi-detached house, formerly an old police house dating from 1952 occupying an enviable private corner plot, offering both tranquillity and convenience. With planning permission already granted for a two-storey extension (reference RR/2024/698/P), the potential for expansion is at your fingertips, allowing you to tailor the space to your needs or to a growing family with out the necessity to move.

Inside, the home boasts three well-proportioned bedrooms, A newly appointed modern and stylish bathroom, while the inviting sitting/dining room provides a warm and welcoming atmosphere for relaxation and entertaining enjoying a dual aspect. There is a well-equipped kitchen, a useful outbuilding and cloakroom.

Outside, the property features ample off-street gated parking, along with an additional space in a communal area, ensuring that parking is never a concern. The well-stocked mature garden is a true highlight, offering a serene escape with a charming summer house and an insulated studio, ideal for hobbies or home office use.

Location is key, and this property is perfectly situated just a short walk from both local primary and secondary schools, making it an excellent choice for families. With its blend of character, modern amenities, and potential for further development, this home is a rare find and not to be missed.



Property approached via a gated pathway with pedestrian access to:

Covered Entrance

Exterior lighting, uPVC and obscure glazed front door leading into:

Entrance Hall

13'3 x 4' max (4.04m x 1.22m max)
Radiator, understairs storage cupboard, additional built-in cupboard ideal for coats and boots, carpeted stairs rising to the first floor, doors off to the following:

Dining Room

13'1 x 9'6 (3.99m x 2.90m)
Double glazed window to front aspect, radiator, ample space for dining table, opening into:

Sitting Room

13'2 x 11' (4.01m x 3.35m)
Set of double glazed double doors providing views and access onto the rear garden, satellite TV point, radiator, return door to entrance hall.

Kitchen

10' x 14'7 max narrowing to 10'9 (3.05m x 4.45m max narrowing to 3.28m)
With double glazed window to rear with delightful views onto the garden, uPVC double glazed door and window with access into the covered outbuilding. The kitchen offers a range of matching wall and base units with work surfaces over, double bowl stainless steel sink unit with side drainer and mixer tap, integral four ring gas hob with cooker hood over, eye level oven and grill, space for fridge, space and plumbing for washing machine, built-in pantry style cupboard, attractive tiled surround, combination of under unit lights, radiator.

First Floor

Landing

Double aspect with double glazed windows to front and side flooding this area with natural light, loft hatch access to a part boarded loft space with light and extendable loft ladder, doors off to the following:

Bedroom One

13' x 10'9 (3.96m x 3.28m)
Double glazed window to rear aspect, radiator, satellite TV point and built-in storage cupboard.

Bedroom Two

13' x 9'7 (3.96m x 2.92m)
Double glazed window to front aspect, radiator.

Bedroom Three

9'9 x 8 (2.97m x 2.44m)
Double glazed window to rear aspect, radiator, cupboard housing wall mounted gas fired boiler.

Bathroom

6'3 x 6'3 (1.91m x 1.91m)
This newly appointed bathroom is fitted with a low level wc, pedestal wash basin with mixer tap, panel enclosed bath with separate shower over and glass shower screen, attractive tiled surround, wall lighting, chrome heated towel rail and double glazed obscure window to side aspect.

Outside

Garden

One of the highlights of this delightful property is the spacious garden that wraps around the property and enjoys an excellent degree of privacy enclosed with mature hedgerow with gated five bar access to the ample off street parking. There is further pedestrian access from the additional residence parking area where this property has a space. The garden is principally laid to lawn with a number of mature fruit trees, shrubs and extensively planted borders with a paved pergola seating area adjacent to the rear of the property ideal for outdoor entertaining. There is a greenhouse with 13 amp socket, timber summerhouse with power and light, shed and studio and outside tap and power points.

Outbuilding

10'5" x 12'5" max (3.18m x 3.81m max)
Secure gated access from the front and rear of the property, skylight windows, power and lighting with access into from the kitchen.

Outside Cloakroom/WC

5'8 x 12'7 (1.73m x 3.84m)
Obscure double glazed window to rear and low level wc.

Studio

11'5 x 7'8 (3.48m x 2.34m)
Timber frame studio with windows overlooking the garden, light and power connected, computer network point, insulated floor, ceiling and walls.

Parking

Gated access onto driveway, additional space allocated to the property in the communal parking area accessed via the track.

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 - D

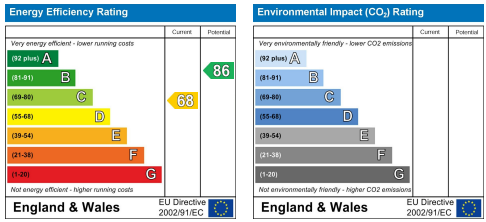


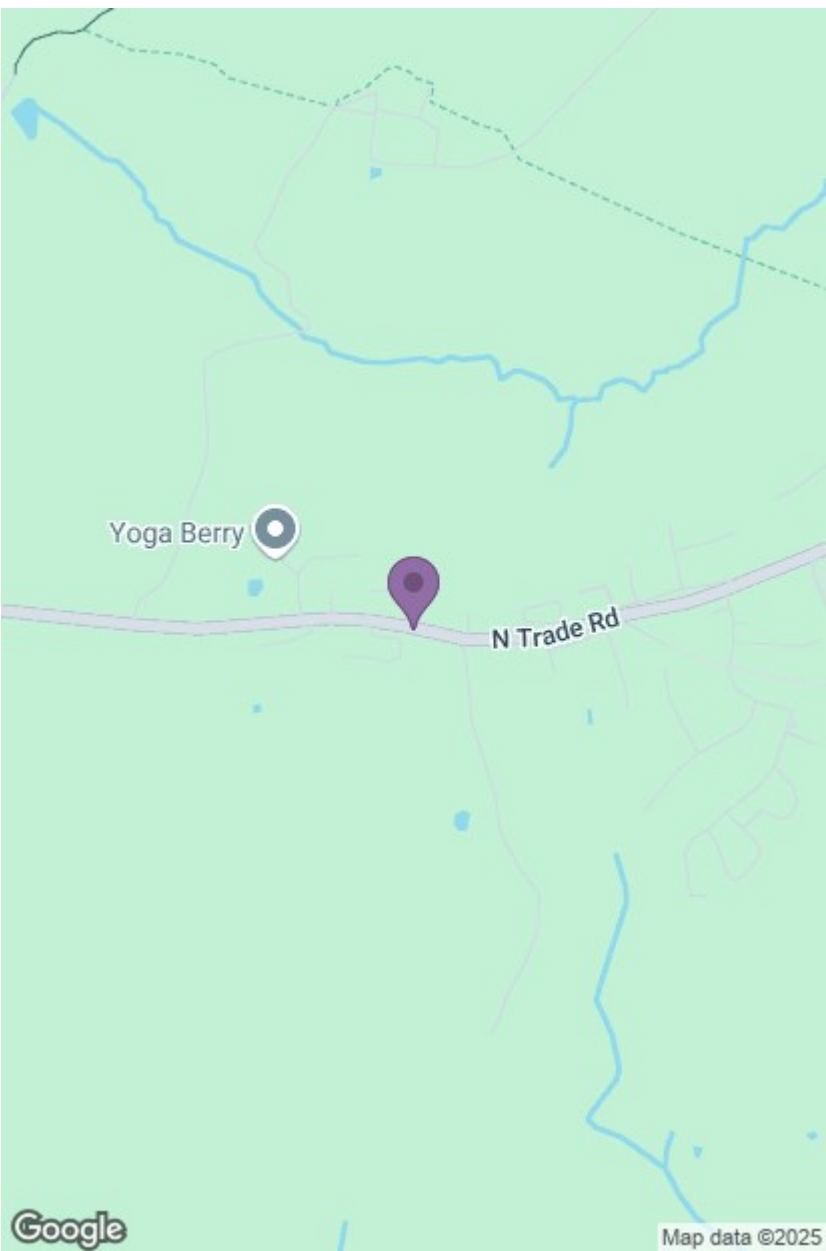


TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.

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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