

**RUSH
WITT &
WILSON**



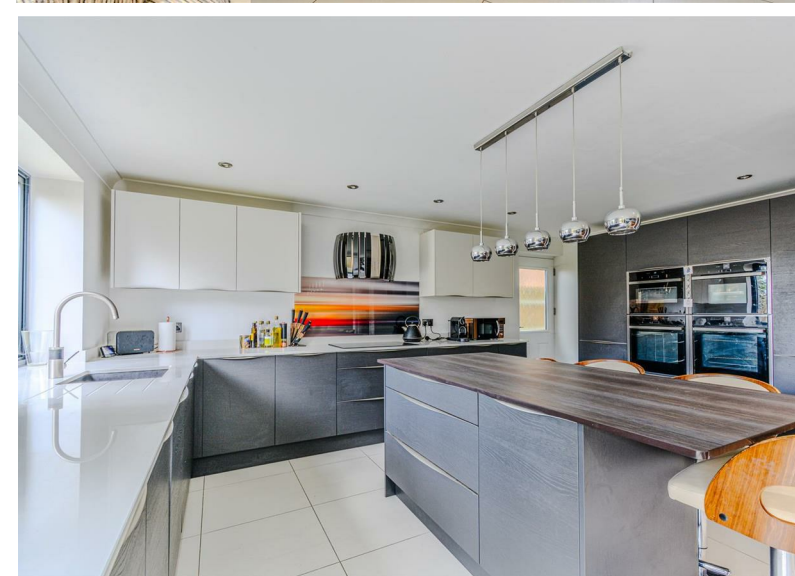
15 Sunny Rise, Battle, East Sussex TN33 0GF
£625,000

This deceptively spacious semi-detached house provides 1797sqft of stunning accommodation finished to an exceptionally high standard throughout. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertainment.

The heart of the home is undoubtedly the show-stopping kitchen/dining/family room, which features bifolding doors that seamlessly connect the indoor and outdoor spaces. This modern kitchen is fully integrated and includes a central island, making it perfect for family gatherings or hosting friends. With additional room for a dining table and comfortable seating area. The ground floor is adorned with a beautiful porcelain tiled floor, complete with underfloor heating, ensuring comfort during the colder months. Additionally, the ground floor offers a bay-fronted sitting room with a contemporary fireplace, a home gym space, a utility room, and a convenient cloakroom.

Upstairs, you will find four well-proportioned bedrooms, each fitted with bespoke shutters and wooden flooring. Two of the bedrooms benefit from en-suite shower rooms, providing a touch of luxury and privacy. A family bathroom completes the upper level, catering to the needs of the household.

The low-maintenance garden offers picturesque views over the neighbouring fields and woodland, creating a serene outdoor retreat. This property is situated in a prestigious development, close to excellent local schools and a mainline station providing direct access to London Charing Cross, making it an ideal choice for families and commuters alike. With off street parking for two cars, this home truly combines modern living with convenience and style.



Property approached via a driveway leading to the composite front door with exterior lighting.

Entrance Hall

9'1" x 5'1 (2.77m x 1.55m)

Coir mat and Porcelain tiled floor with under floor heating, large built-in storage cupboard with mirrored sliding doors with shelving and hanging rails, inset ceiling lighting and door into:-

Workshop/Gym

9'6 x 9'7 (2.90m x 2.92m)

With laminate flooring, lighting and power points.

Leading back off entrance hall :-

Sitting Room

18'5 x 12'8 (5.61m x 3.86m)

Double glazed window to front aspect with bespoke fitted shutters, Porcelain tiled floor with under floor heating, contemporary wall mounted radiator, inset electric fire with varied lighting settings, inset ceiling lighting and built-in shelving.

Inner hall

16'9 x 9'11 to the maximum (5.11m x 3.02m to the maximum)

Porcelain tiled floor with under floor heating, under stairs storage cupboard and inset ceiling lighting.

Utility Room

7'10 x 5'6 (2.39m x 1.68m)

Fitted with a matching range of wall and base mounted units with work surface over and single bowl sink with drainer and mixer tap, tiled surround, tiled flooring, space for washing machine and tumble dryer, inset ceiling lighting and storage cupboard housing recently installed wall mounted gas fired boiler and open shelving.

Cloakroom

7'4 x 3'10 (2.24m x 1.17m)

Fitted with a low level concealed w/c, vanity wash hand basin with storage drawers beneath and mixer tap, attractive tiled walls, porcelain tiled floor with under floor heating, inset ceiling lighting and chrome heated towel rail.

Kitchen/Dining/Family Room

23'2 x 18'10 (7.06m x 5.74m)

This stunning space is ideal for entertaining and finished to an exceptionally high standard with views onto the rear garden via double glazed windows and with access via double glazed bi-folding doors. With porcelain tiles through-out with under floor heating and fitted with coordinating wall and base mounted units which incorporate and central breakfast island and a number of deep pan drawers, fully integral fridge, freezer, dishwasher, induction hob with contemporary extractor incorporating lighting and a bespoke glass splash back, two integral Neff ovens along with a further convection Neff microwave and steam oven, dekton work surface and matching up-turns, with inset sink and mixer tap, under unit as well as inset ceiling and pendant lighting, double glazed door with side access.

First Floor

Landing

Flooding with natural light via a skylight, wooden flooring, loft hatch access, contemporary radiator and airing cupboard housing hot water cylinder.

Master Bedroom

17'7 x 11'11 (5.36m x 3.63m)

Wooden flooring, double glazed window to rear aspect with views over the garden and neighbouring field with bespoke fitted shutters, extensive range of built-in wardrobes and chest of drawers, double radiator and ceiling lighting.

En-Suite Shower Room

8' x 6'1 (2.44m x 1.85m)

This well appointed suite comprise a conceal low level w/c, his and hers ceramic wash hand basins with mixer taps and vanity storage drawer below, large walk-in shower with shower attachment and fixed rainfall shower head, tiled walls, tiled floor with underfloor heating, inset ceiling lighting and heated towel rail.

Bedroom Two

12'10 x 12' (3.91m x 3.66m)

Double glazed window to front aspect with bespoke fitted shutters, wooden flooring, double radiator and ceiling lighting.

En-Suite Shower Room

Fitted with a low level w/c, pedestal wash hand basin with hot and cold taps, shower cubicle, partially tiled walls, tiled floor, heated towel rail, inset ceiling lighting and extractor.

Bedroom Three

13'11 x 10'9 (4.24m x 3.28m)

Double glazed window to rear aspect with views over garden and adjoining field and woodland, fitted with bespoke shutters, wooden flooring, double radiator, ceiling lighting and built-in wardrobes with open shelving.

Bedroom Four

10'9 x 10'8 (3.28m x 3.25m)

Double glazed windows to front aspect fitted with bespoke shutters, wooden flooring, ceiling lighting and double radiator.

Bathroom

7'8 x 8 (2.34m x 2.44m)

Fitted with a low level w/c, pedestal wash hand basin with mixer tap, panelled bath with mixer tap with shower attachment, partially tiled walls, tiled floor, inset ceiling lighting, extractor and heated towel rail.

Outside

Front Garden/Parking

With mature shrub borders, gated side access and arranged to provide off street for two vehicles parking. It should be noted there are further visitors parking bay available.

Rear Garden

This low maintenance garden is ideal for outdoor entertaining and comprises of a sandstone terrace which leads on to an artificial lawn and in-turn on to a decked area overlooking the neighbouring field and woodland. With gated sided access, exterior lighting and water tap.

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

Council Tax Band

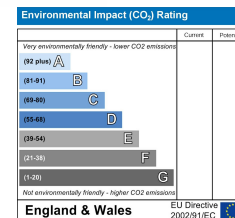
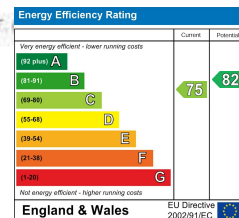




GROUND FLOOR
APPROX. FLOOR
AREA 908 SQ. FT.
(84.3 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 861 SQ. FT.
(80.0 SQ. M.)
TOTAL APPROX. FLOOR AREA 1769 SQ. FT.
Made with Mapiole ©2019





**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**