

**RUSH
WITT &
WILSON**



**3 Akehurst Field, Battle, TN33 9LW
Guide Price £250,000 - £275,000 Freehold**

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Nestled in the charming village of Ashburnham, Akehurst Field presents a delightful semi-detached house that is perfect for those seeking a tranquil lifestyle in the heart of the Sussex countryside. This property is situated in a highly sought-after location within a small close of similar homes, offering a sense of community and privacy. This home is available as shared ownership with Southern Housing, making it an excellent opportunity for first-time buyers or those looking to downsize.

Upon entering, you are welcomed into a spacious sitting room, complete with a cosy wood burner, ideal for those chilly evenings. The kitchen/breakfast room is well-appointed, providing a perfect space for family meals and entertaining guests. The addition of a conservatory allows for an abundance of natural light, creating a warm and inviting atmosphere throughout the home. A convenient cloakroom completes the ground floor.

The first floor boasts three comfortable bedrooms, each offering a peaceful retreat, along with a well-appointed bathroom that caters to the needs of the household.

Outside, the property features a pretty rear garden that backs onto serene woodland, providing a picturesque backdrop. The two allocated parking spaces, along with additional visitor parking, ensures convenience for both residents and guests.

Surrounded by stunning Sussex countryside, residents can enjoy fantastic walks and the beauty of nature right on their doorstep. This property truly embodies the essence of comfortable living in a picturesque setting.



The property is approached via a pathway leading to:

Covered Entrance Porch

Exterior lighting, bin storage area, composite and glazed door leading into:

Entrance Hall

Built-in cupboard ideal for coats and boots, carpeted stairs raising to the first floor, electric storage heaters, understairs storage cupboard with light, cupboard housing fuse box, doors off to the following:

Cloakroom/WC

Opaque glazed window to side aspect, low level wc with concealed cistern, wash hand basin with mixer tap and storage beneath.

Kitchen

13' x 9' (3.96m x 2.74m)

Double glazed window to front aspect, fitted with a range of matching wall and base units with laminate work surfaces over, one and a half bowl sink unit with side drainer and mixer tap, integral eye level oven, electric hob, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, space for American style fridge/freezer, built in breakfast bar and decorative tiled surround.

Sitting Room

16'4 x 12'8 (4.98m x 3.86m)

Double glazed windows to rear aspect via the conservatory, fireplace housing wood burning stove, electric wall mounted heater, wooden and glazed door leading through to:

Conservatory/Sun Room

13'1 x 8'6 (3.99m x 2.59m)

Wooden and brick construction with an aspect onto the garden and a set of double doors with garden access.

First Floor

Landing

Access to loft space, electric storage heater, airing cupboard, doors off to the following:

Bedroom One

14'6 x 9'1 (4.42m x 2.77m)

Double glazed window to rear with a delightful outlook onto the neighbouring woodland, electric wall mounted heater, built in wardrobes.

Bedroom Two

12'6 x 9'2 (3.81m x 2.79m)

Double glazed window to front aspect, electric heater.

Bedroom Three

11'1 x 6'9 (3.38m x 2.06m)

Double glazed window to rear aspect with lovely views.

Bath/Shower Room

Double glazed window to front aspect, fitted with a low level wc, circular wash hand basin with mixer tap, double ended curved bath with mixer tap, corner shower cubicle, part tiled walls, tiled floor, chrome heated towel rail and extractor fan.

Outside

Rear Garden

Fence and hedgerow enclosed with a large paved seating area on two levels adjacent to the rear of the property ideal for outdoor entertaining leading onto a level lawn, raised fish pond with waterfall feature, large timber workshop and store, gate leading from the bottom of the garden to an additional small area that is fence enclosed and is available to be additionally purchased from the farmer, gated side access onto the front garden.

Parking

There is allocated parking in front of the property and further visitor parking.

Charges

We have been advised the current rent payable is £217.67 p/m and a service charge of £126.66 pcm.

Agents Note

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

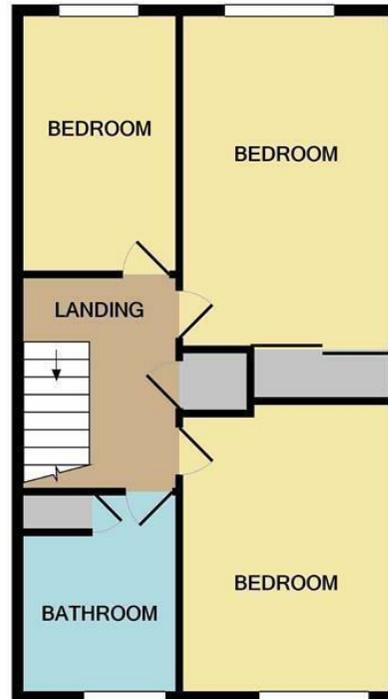
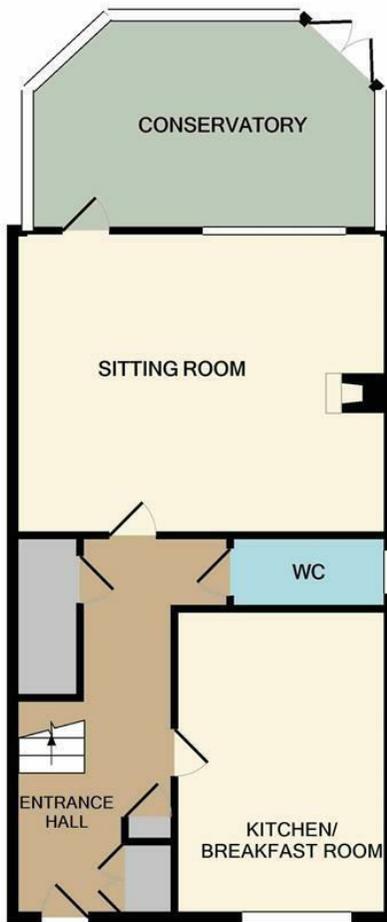
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



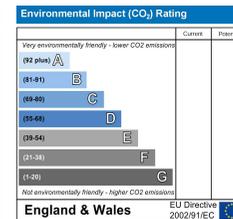
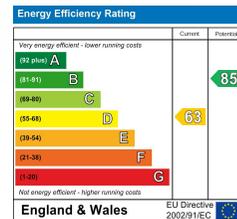


GROUND FLOOR
APPROX. FLOOR
AREA 586 SQ.FT.
(54.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1046 SQ.FT. (97.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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