

**RUSH  
WITT &  
WILSON**



**25 Virgins Lane, Battle, East Sussex TN33 0JH  
£635,000**



**Set in the historic and picturesque town of Battle, this beautifully presented semi detached home on Virgins Lane offers much more than meets the eye. Thoughtfully extended and stylishly updated, this property combines character, space, and modern comfort, making it a standout opportunity for families, professionals, or anyone looking for a welcoming home in a prime location.**

**The house benefits from a double-storey extension, providing three generously sized bedrooms and a fantastic sense of space throughout. At the heart of the home is a brand-new kitchen, designed with both style and functionality in mind. Featuring contemporary finishes and bifold doors that open directly onto the garden, it's perfect for entertaining or enjoying relaxed family life.**

**The living accommodation also includes two spacious reception rooms, ideal for everything from cosy nights into lively gatherings with friends and family. The layout flows effortlessly and creates a warm, homely atmosphere.**

**Step outside and you'll discover a deceptively large garden, a true hidden gem. The standout feature here is a stunning sandstone sun terrace, the perfect spot for al fresco dining, summer barbecues, or simply unwinding in the sunshine. The garden offers a private, peaceful escape with plenty of room for both children and adults to enjoy.**

**Located just a short walk from Battle's charming high street, excellent schools, and transport links, this property offers the perfect balance of town convenience and tranquil living.**

**Don't miss the opportunity to make this deceptively spacious and beautifully upgraded home your own.**



Approached via a tarmaced driveway with pathway leading to:

**Covered Entrance**

Composite and glazed door leading through to:

**Entrance Hall**

21'2 x 3'5 extending to 5'2 (6.45m x 1.04m extending to 1.57m )  
Stunning vista all the way through to the sitting room with a floor to ceiling glazed window giving a tantalising glimpse of the stunning countryside views to the rear of this property, inset ceiling lights, loft hatch access, radiator, ample space for coats and boots. Doorways off to the following:

**Bedroom Two**

11'8" x 12'4" (3.58m x 3.78m )  
Double glazed bay fronted window flooding the room with natural light with attractive picture railed detailing, radiator.

**Bedroom Three**

11'11 x 10'5 (3.63m x 3.18m )  
Double glazed window to front aspect,, radiator.

**Bathroom**

9'6 x 9'9 (2.90m x 2.97m )  
Stunning fully comprehensive suite comprising of a pedestal wash basin with mixer tap, low level wc., contemporary free standing double ended bath with mixer tap and hand held shower attachment, large walk-in fixed curved glass shower with fixed rainfall showerhead and hand held attachment, tiled floor, part tiled walls, inset ceiling lights, extractor, chrome heated towel rail.

**Bedroom One**

10'2 x 11'4 extending to 15' (3.10m x 3.45m extending to 4.57m )  
Juliette balcony with double glazed French doors making the most of the stunning far reaching views to the rear which is one of the many highlights of this stunning property, central and bedside lighting, radiator.

**Family Space**

30'9 x 12'1 extending to 15'3 (9.37m x 3.68m extending to 4.65m )  
Open plan double room with breath taking views via dual aspect double glazed windows to the side and the rear, the

rear being floor to ceiling so making the most of the stunning far reaching rural countryside views with double doors and and Juliette balcony, two radiators, fireplace housing a wood burning stove on a flagstone hearth, return door to the entrance hall, door leading through to:

**Utility Store Room**

25'4 x 6'8 (7.72m x 2.03m )  
Steps down to this room which is currently used as a utility but has ample space to provide additional storage, gym work out area or study area and enjoying a dual aspect with double glazed windows to the front and the rear, the rear enjoying rural views, UPVC and obscured glazed door with pedestrian side access, one area of the room has been fitted out with wall and base mounted matching units providing ample storage with work surface over, single bowl sink with drainer and mixer tap, space for washing machine, wall mounted gas fired boiler, space for tumble dryer. The other end of the room has built-in storage, radiator and could be utilised for many uses.

Fully carpeted stairs lead down to:

**Kitchen/Dining Room**

24' x 15'2 to the maximum (7.32m x 4.62m to the maximum )  
Stunning kitchen/dining room, the property has been superbly extended by the present owners making the most of the exceptional sized plot and designing this room to take advantage of the stunning rural aspect making this a very social dining entertaining space. Double glazed bi-folding doors with rear garden access and aspect onto a large sandstone terrace ideal for outdoor entertaining. The kitchen is fitted with a high end white gloss wall and base mounted units with granite work surface and matching upstands with an inset sink with mixer tap, eye level oven, microwave and proving drawer, electric induction hob with contemporary extractor over, integral fridge/freezer, pull out concealed bin drawer, central large breakfast island with soft close drawers and integral wine cooler, tiled floor with underfloor heating, further side aspect double glazed window, ample space for a large family dining table, doorway leading through to:

**Cloakroom**

8'1 x 2'9 (2.46m x 0.84m )  
Fitted with a low level wc., wash hand basin with mixer tap, inset ceiling lights, underfloor heating, access point to additional storage under the property.

**Outside**

**Front Garden**

Neatly laid to lawn and hedgerow enclosed providing ample off road parking.

**Rear Garden**

Deceptively large garden with a stunning sandstone sun terrace, ideal for outdoor entertaining, privately enclosed, extending the width of the property with exterior lighting and power points, steps lead up to a further glass balcony enclosed seating area with side access to the front of the property and to the utility room, opening up onto an expanse of lawn and enclosed with mature hedgerows with two timber sheds and a further decked seating area ideally positioned to take in the sun throughout the day and beyond that there is an additional section of garden which is mainly laid to lawn surrounded by a number of mature trees. Beyond that there is an additional section which is mainly laid to lawn surrounded by a number of mature trees and ideal for extended family entertaining, children's play area or you could lead the good life and have a lovely vegetable patch and some animals.

**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

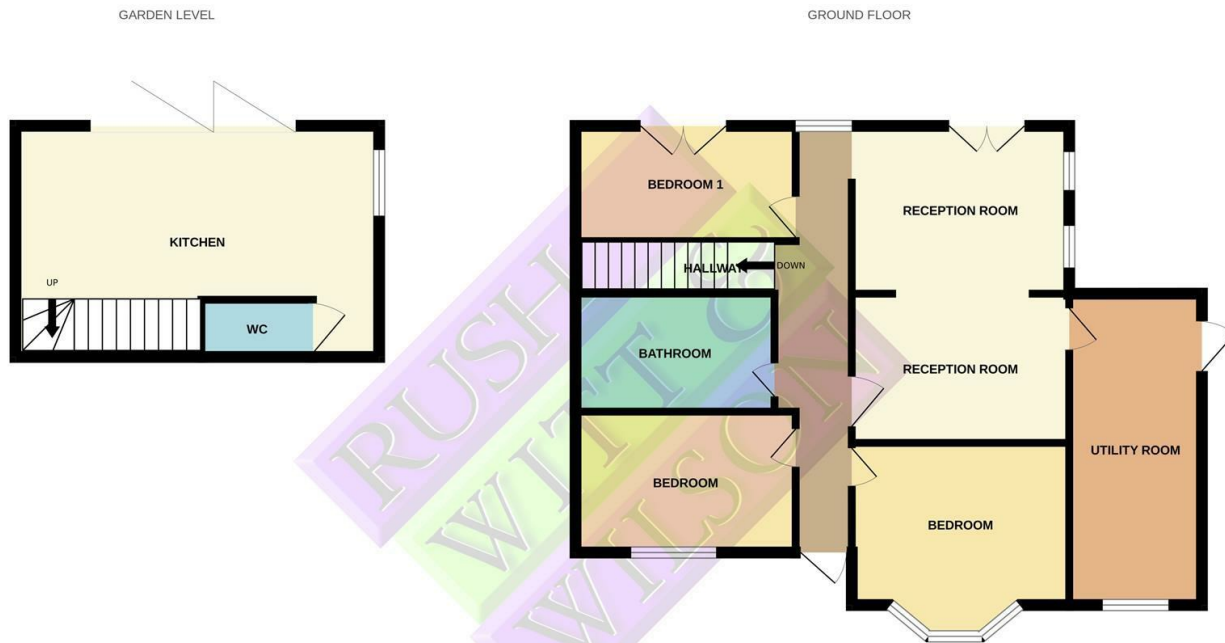






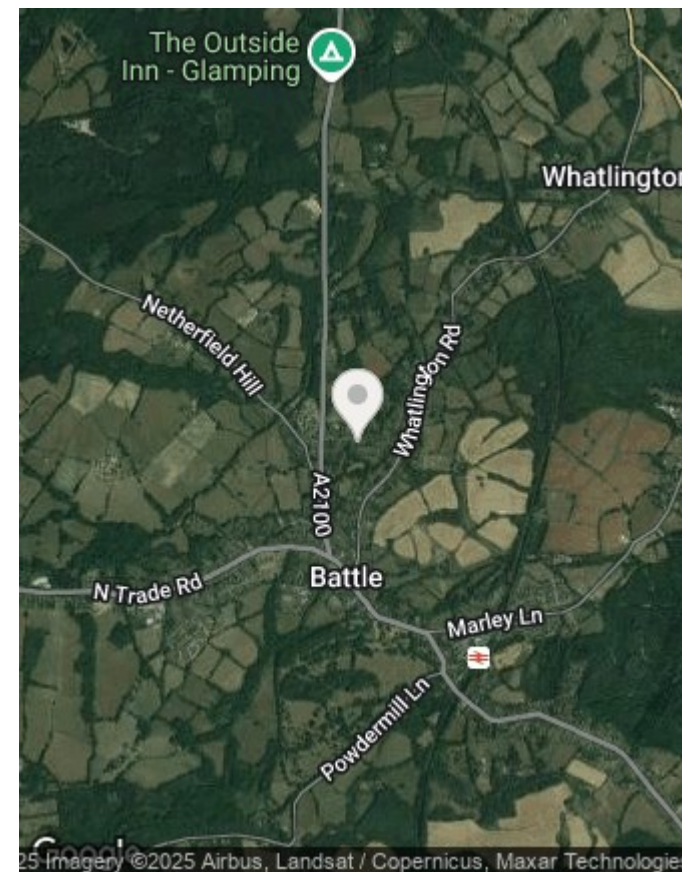






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**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**