

**RUSH  
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**White Oaks Moat Lane, Battle, TN33 0RZ  
Offers In Excess Of £500,000 Freehold**

**Nestled in the charming and sought-after Moat Lane in Sedlescombe, Battle, this delightful three bedroom bungalow is set back from the lane and the property enjoys a sense of privacy, The accommodation provides three bedrooms, traditional kitchen, dining room with French doors to rear, sitting room with log burner, bathroom with free standing bath and separate cloakroom. The bungalow also boasts generous gardens both at the front and back, providing ample outdoor space for relaxation, gardening, or entertaining. There is also off road parking and a garage to the front of the property. There is also potential for a loft conversion, subject to the necessary planning permissions, allowing for further expansion and personalisation of the living space.**



**Entrance Hall**

9'6" x 3'7" (2.92m x 1.11m )  
Accessed via timber and glazed door, wood effect flooring.

**Kitchen**

17'9" x 11'9" (5.43m x 3.60m )  
Double glazed window to the front aspect, hand made kitchen units and worktop with Karndean bath stone tiling, built-in pantry, pan drawers, space for Range style cooker, built-in dishwasher, butler sink with mixer tap.

**Utiltiy Area**

6'0" x 4'11" (1.83m x 1.50m )  
Window to the side aspect, worktops, sink and space for washing machine, tiled flooring.

**Dining Room**

10'2" x 9'0" (3.10m x 2.75m )  
French glazed doors to the rear, loft hatch access, radiator, Karndean bath stone tiles which run through to the kitchen.

**Sitting Room**

17'10" x 11'10" (5.45m x 3.63m )  
Dual aspect with large floor to ceiling glazing to the rear and glazing to side aspect, side door out onto the rear with obscure glazing, engineered oak flooring, radiator, log burner, part glass partition overlooking the dining area.

**Bedroom One**

13'7" x 11'10" (4.15m x 3.62m )  
Dual aspect with windows to rear and side aspects, radiator, radiator, timber floorboards, built-in wardrobe cupboard.

**Bedroom Two**

11'9" x 10'11" (3.59m x 3.34 )  
Dual aspect with windows to the front and side aspects, radiator.

**Bedroom Three**

12'2" x 8'11" (3.71m x 2.72m )  
Dual aspect double glazed window to the front, wood effect tiling.

**Bathroom**

Obscure window to the front aspect, free standing bath, Mira walk-in shower, hand wash basin, w.c.,, part porcelain tiled wall with an Italian marble border and an Italian marble on one side, ceramic tiled floor.

**Cloakroom/WC**

Low level wc, wash hand basin, part tiled wall, tiled floor, obscure glazed window to the side.

**Outside**

**Front Garden**

Access via a five bar gate, leading into a driveway suitable for off road parking for multiple vehicles with the rest being mainly laid to lawn with various, plants, bushes, shrubs and trees. There is also a paved patio set in a circular design and suitable for alfresco dining, summerhouse, gated access to either side of the property.

**Rear Garden**

Mostly laid to lawn, enclosed with timber fencing, mature trees giving seclusion and privacy, feature pond surrounded by large sandstone sections.

**Single Garage**

Up and over door and is part timber clad.

**Agents Note**

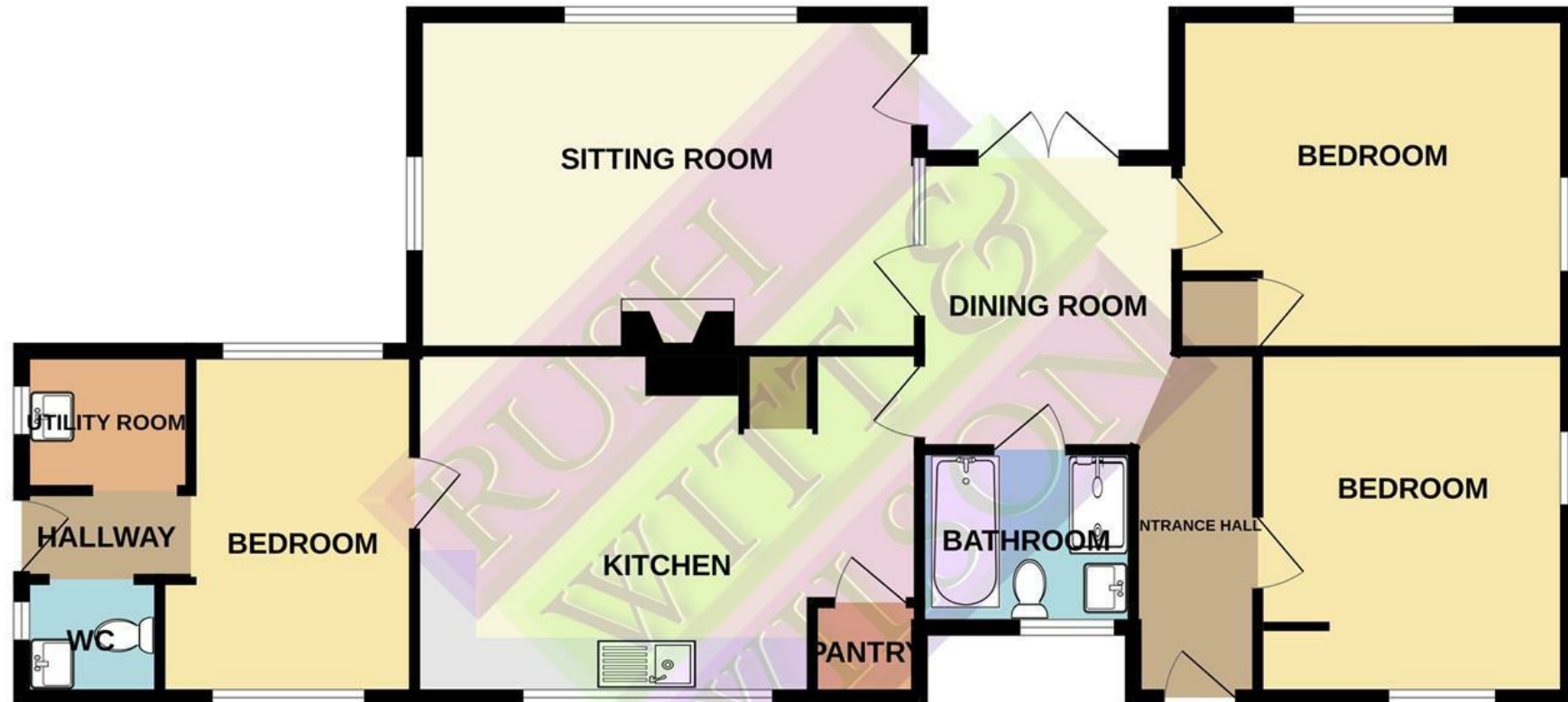
None of the services or appliances mentioned in these sale particulars have been tested.

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 - E



GROUND FLOOR  
1074 sq.ft. (99.7 sq.m.) approx.

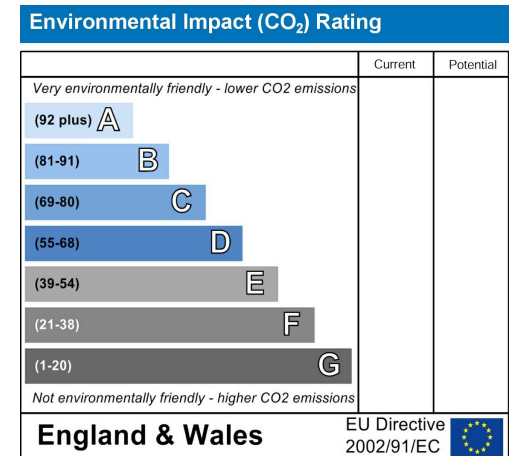
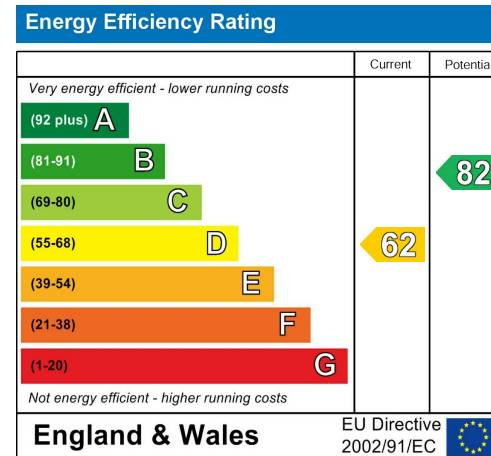
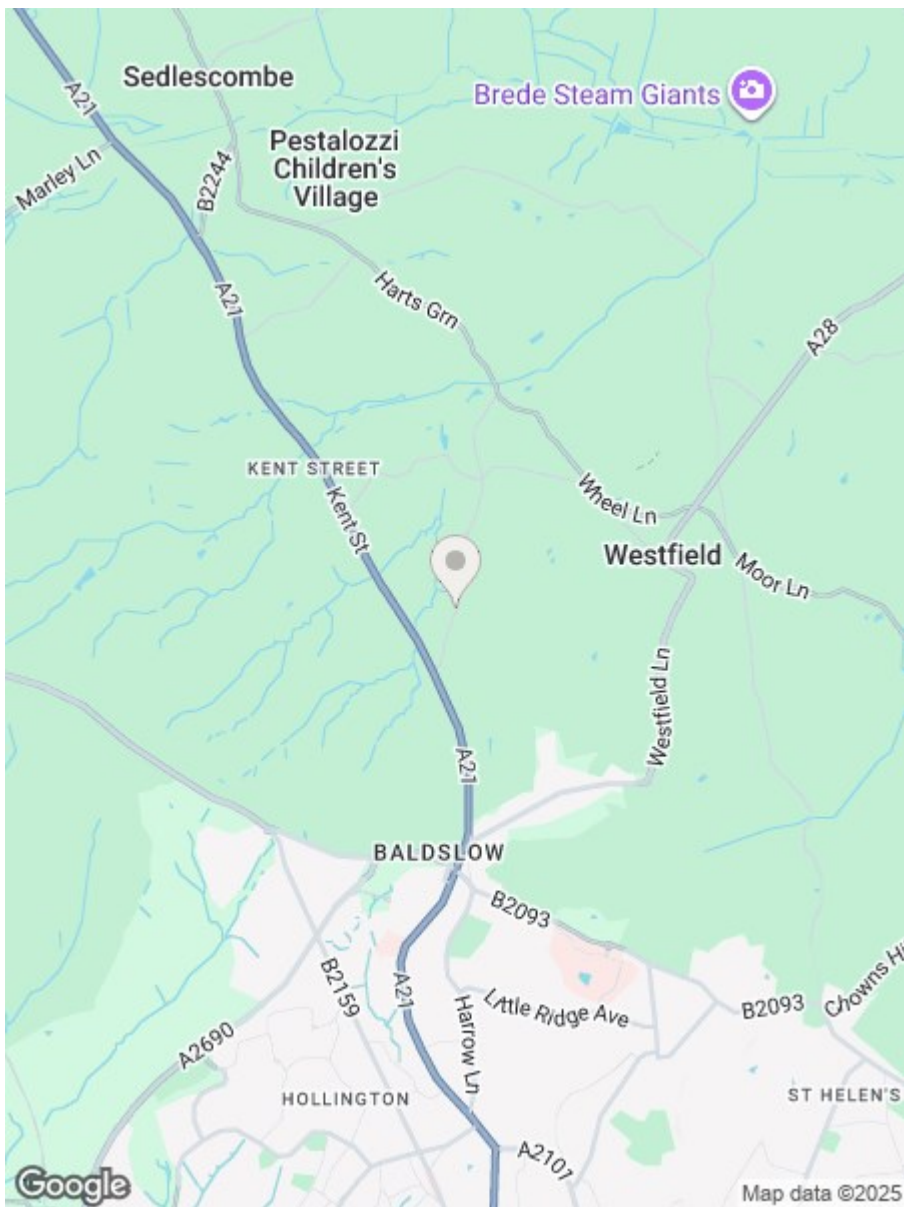


WHITE OAKS

TOTAL FLOOR AREA : 1074 sq.ft. (99.7 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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**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**