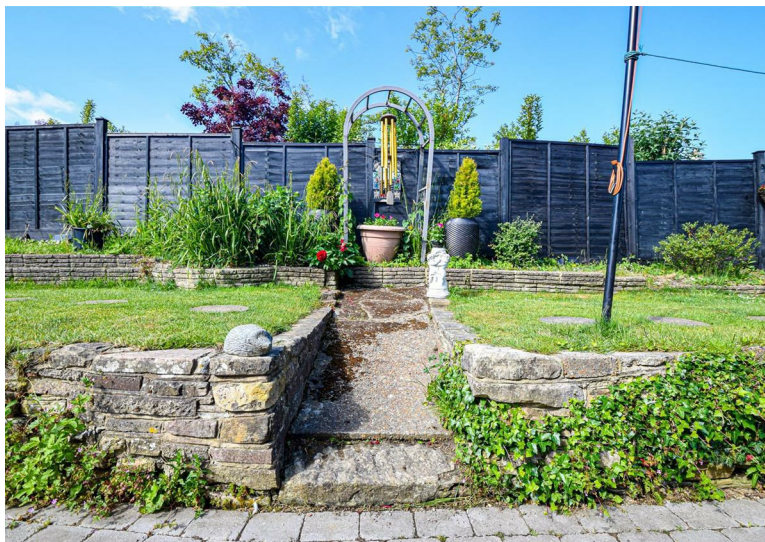


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Annandale Cottage, 142 Hastings Road, Battle, East Sussex TN33 0TW
Guide Price £400,000 - £450,000 Freehold

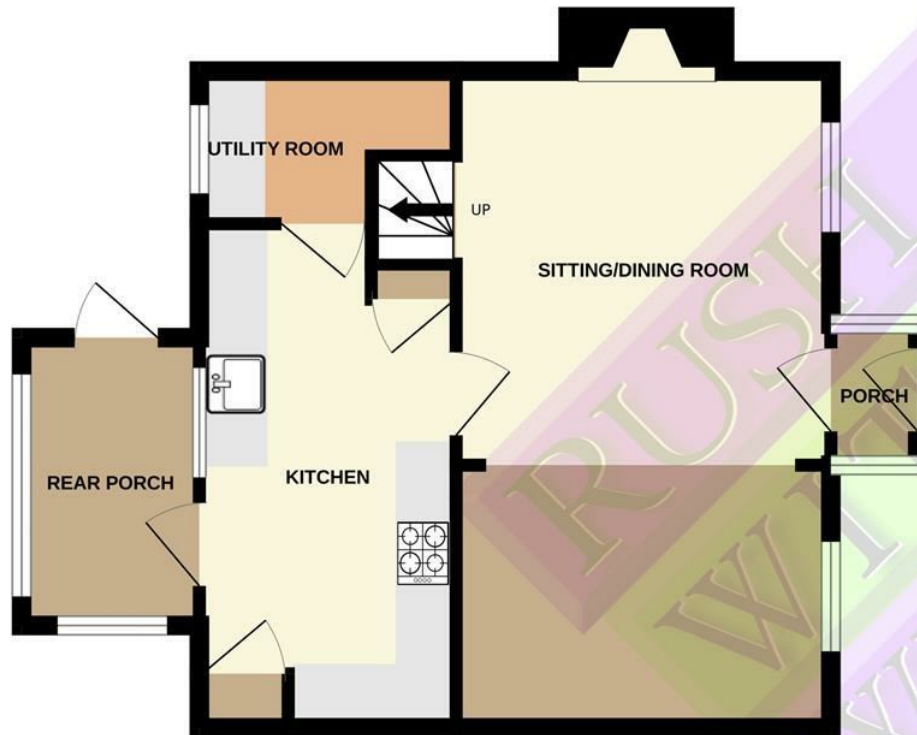
***** GUIDE PRICE £400,000 - £450,000 ***** Nestled on Hastings Road in the charming town of Battle, this immaculately refurbished detached cottage boasts a rich history, being over 400 years old yet not listed. The property has been thoughtfully modernised to a high standard while retaining its character and charm. Upon entering, you are welcomed into a spacious lounge/diner, perfect for both relaxation and entertaining. The inglenook fireplace serves as a stunning focal point, adding warmth and character to the living space. The cottage features two generously sized double bedrooms, providing ample space for rest and relaxation. One of the highlights of this property is the large additional rear porch, an ideal spot to enjoy your morning coffee while overlooking the delightful garden areas that surround the home. The gardens, which include front, side, and rear spaces, are beautifully maintained and offer a serene outdoor retreat. A charming bricked well in the rear garden, accompanied by a sunny pergola, enhances the outdoor experience, making it perfect for gatherings or quiet moments in nature. For those looking to expand, there is scope to extend the property, with planning permission already granted for a two-storey side extension (planning reference - RR/2024/1796/P). The property also benefits from ample parking, accessible through a gated entrance, ensuring convenience and security. This character cottage is a rare find, combining historical charm with modern comforts, making it an ideal home for those seeking a unique living experience in the picturesque setting of Battle. We are aware there are restrictive covenants on the property, further details available upon request.







GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.

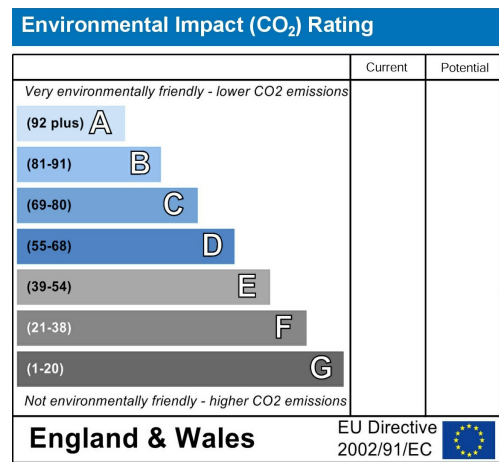
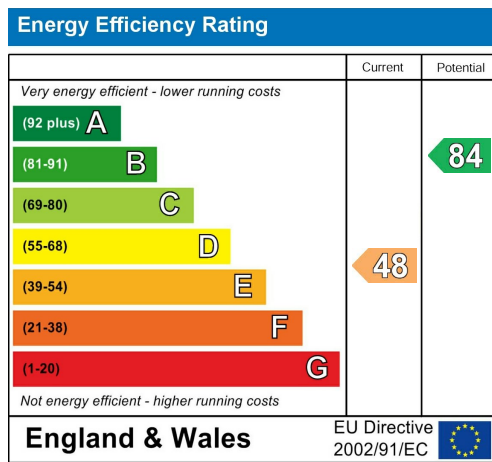
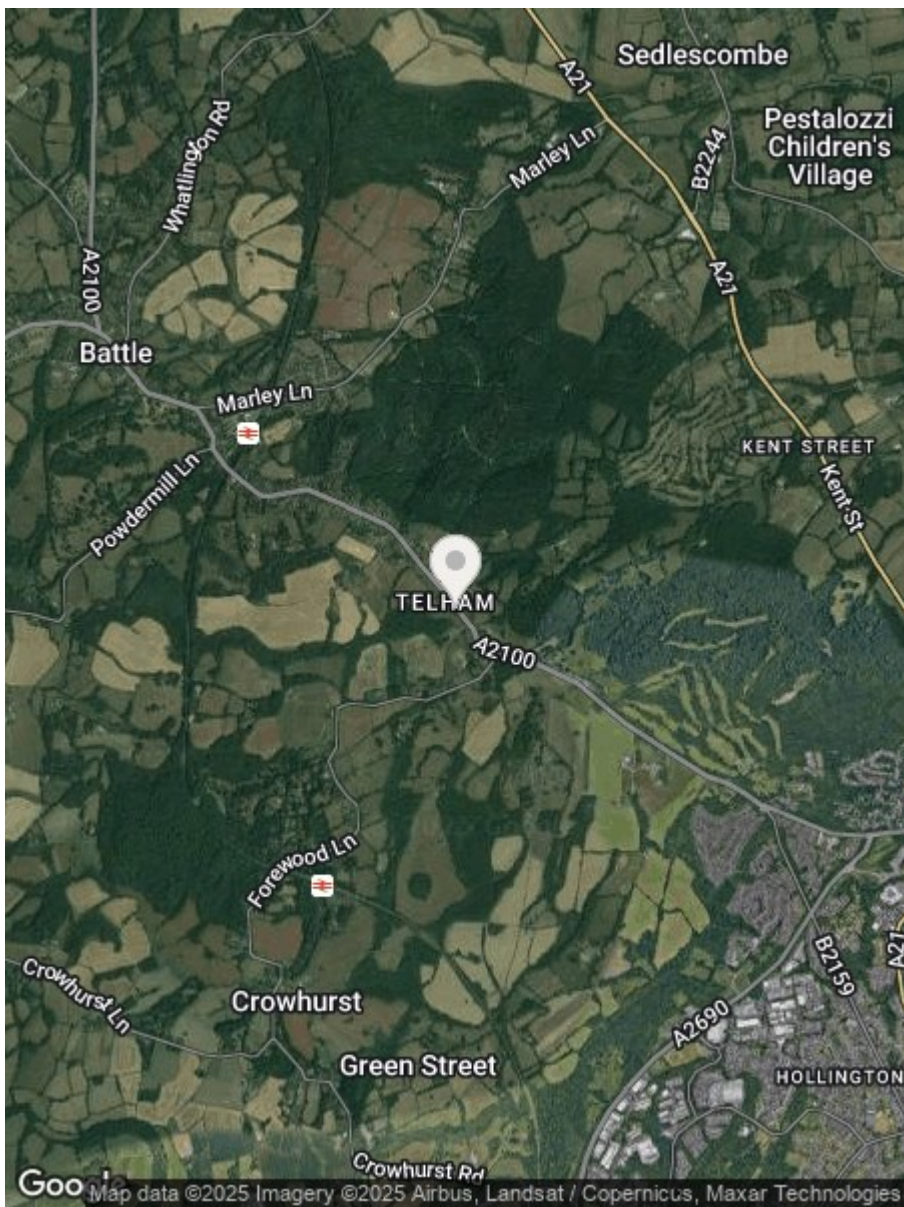


1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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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

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.

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