

**RUSH
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1 The Coppice, Battle, East Sussex TN33 0UJ
Guide Price £500,000 - £525,000 Freehold

***** Guide Price £500,000 - £525,000 ***** Rush Witt & Wilson are proud to present The Coppice. This well-presented detached family home offers an exceptional living experience. This four-bedroom residence is conveniently situated just a short stroll from Battle High Street, making it an ideal choice for families seeking both comfort and accessibility. Upon entering, you are welcomed by a spacious entrance hall that leads into a charming living room, featuring a delightful bay window and a cosy wood-burning stove. The open-plan kitchen and breakfast room is a highlight, providing a seamless flow to the rear garden, while also offering access to the integral garage. The dining room, with its double doors opening onto the rear patio, creates an inviting space for family gatherings. A convenient WC completes the ground floor. The first floor boasts a generous master bedroom with an en suite shower room, alongside three additional well-proportioned bedrooms and a family bathroom, ensuring ample space for all family members. Externally, the property is complemented by a driveway leading to the garage and a well-maintained lawned front garden. The rear garden is particularly noteworthy, featuring a private gate that opens directly into Battle Great Woods, perfect for nature enthusiasts. The garden itself is predominantly laid to lawn, with a patio area ideal for outdoor entertaining, a pizza oven for culinary adventures, and two storage sheds for added convenience. This property is perfectly positioned within the Claverham school catchment area and is in close proximity to various other esteemed state and private schools, making it an excellent choice for families looking to settle in the Battle area. Don't miss the opportunity to make this delightful house your new home.





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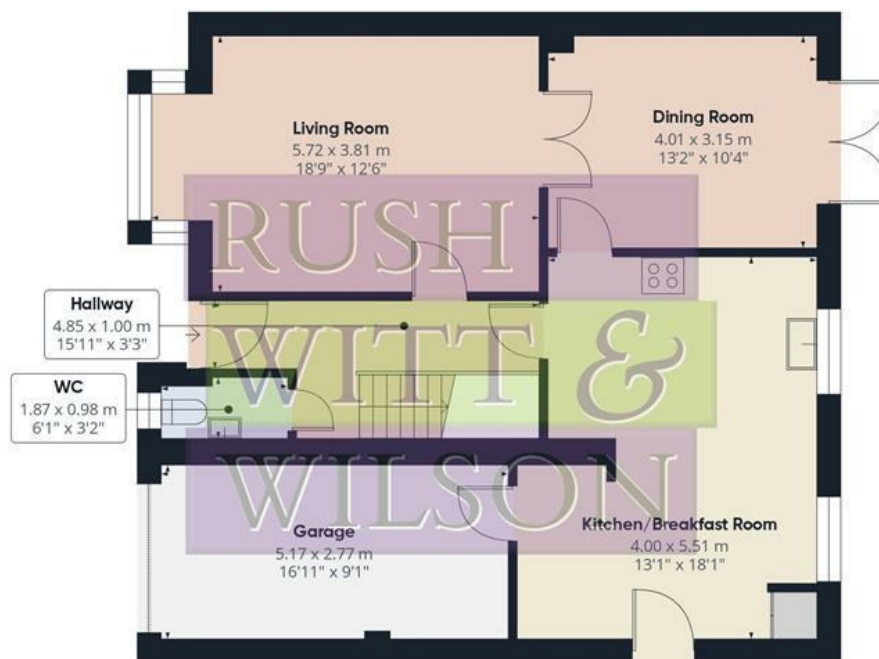


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Floor 0

Approximate total area⁽¹⁾

129.5 m²

1394 ft²

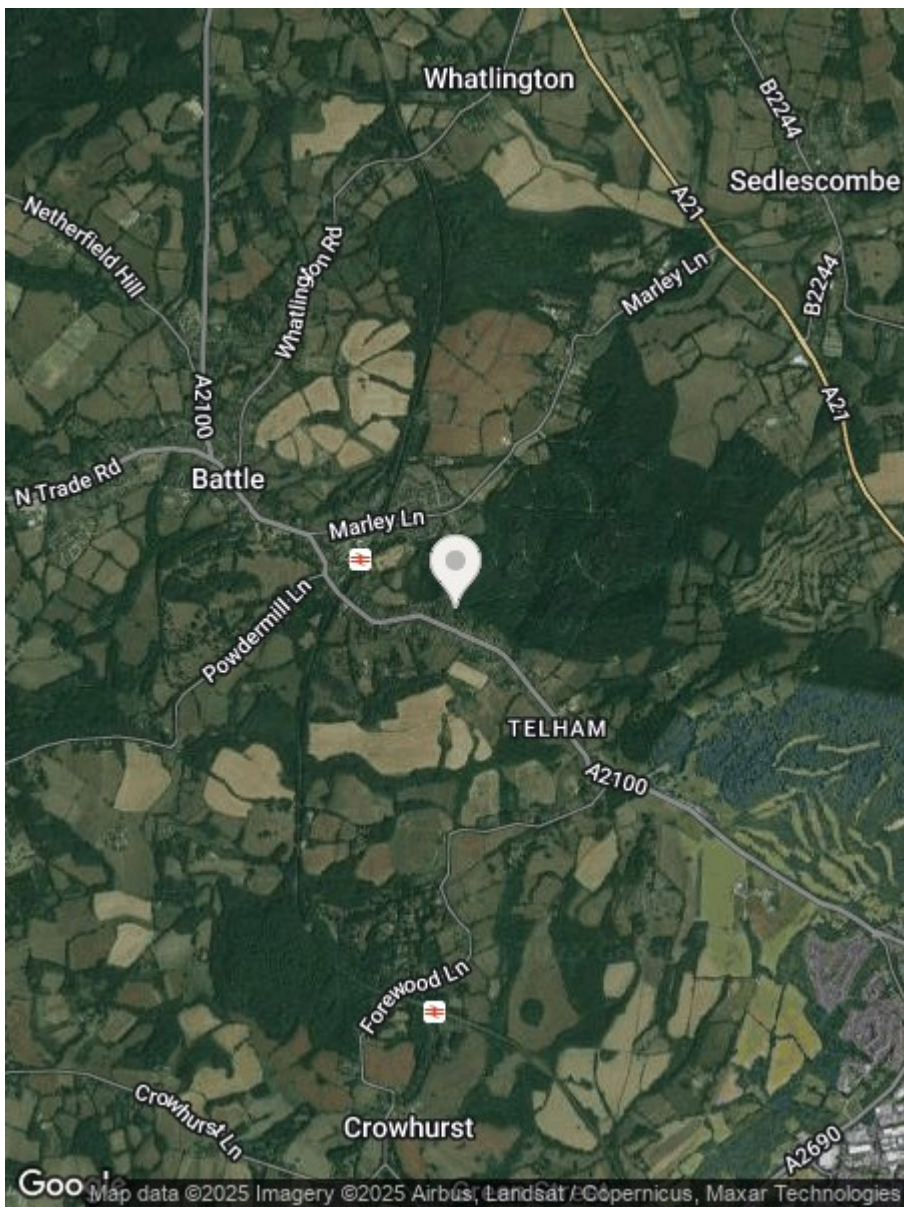


Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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		
	69	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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 – F

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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