

**RUSH
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WILSON**



23 Sunny Rise, Battle, TN33 0GF
Guide Price £450,000 - £500,000 Freehold

Built in 2011, this exceptional three-storey town house offers spacious and thoughtfully designed accommodation, centred around a generous reception hall. The stylish kitchen/breakfast room is fully fitted and comfortably accommodates a breakfast table, making it ideal for everyday dining and entertaining. On the first floor, the elegant main living room overlooks the rear courtyard garden and features a Juliet balcony, creating a light and airy feel. The property offers four well-proportioned double bedrooms arranged over the first and second floors, including a principal bedroom with en-suite shower room, as well as a modern family bathroom. The integral garage is fully painted and benefits from power and lighting, while additional off-street parking is available at the front. To the rear, a private and enclosed courtyard garden provides a low-maintenance outdoor space. Perfectly positioned within a small, well-maintained development, the home is just a short walk from Claverham Community College and within easy reach of the historic High Street and mainline railway station.





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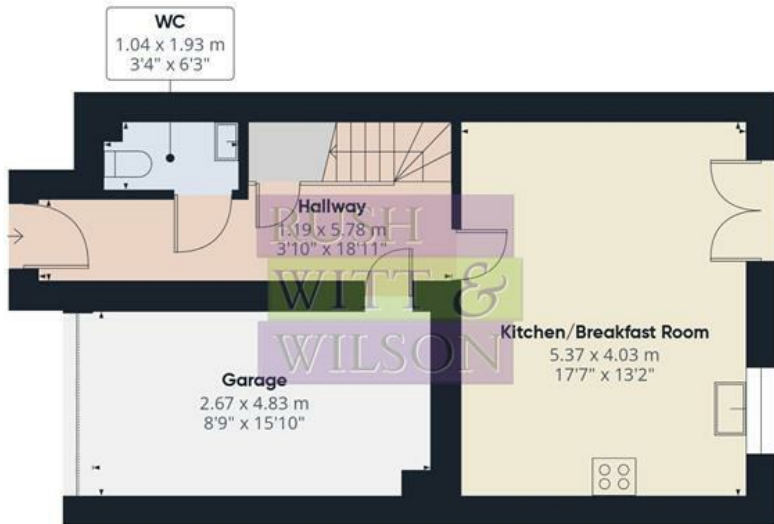


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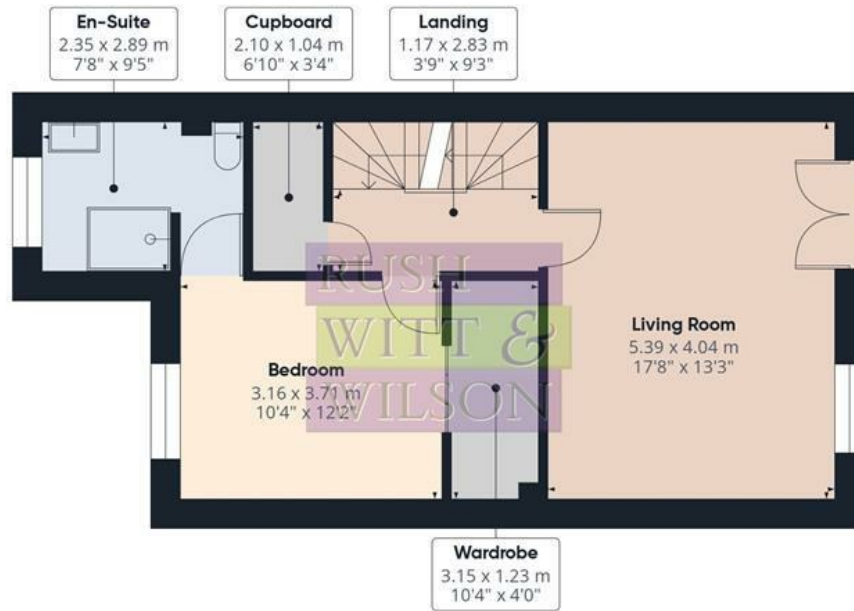


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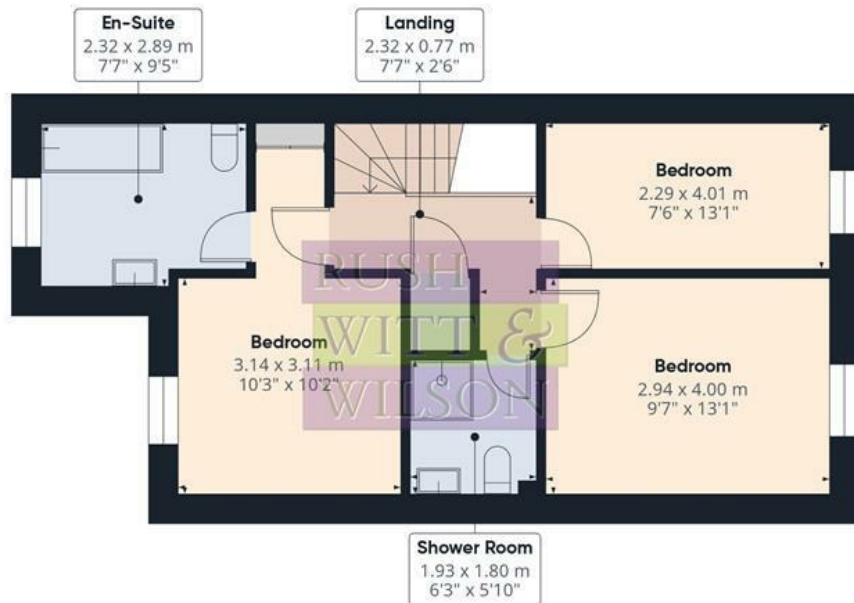




Floor 0



Floor 1



Floor 2

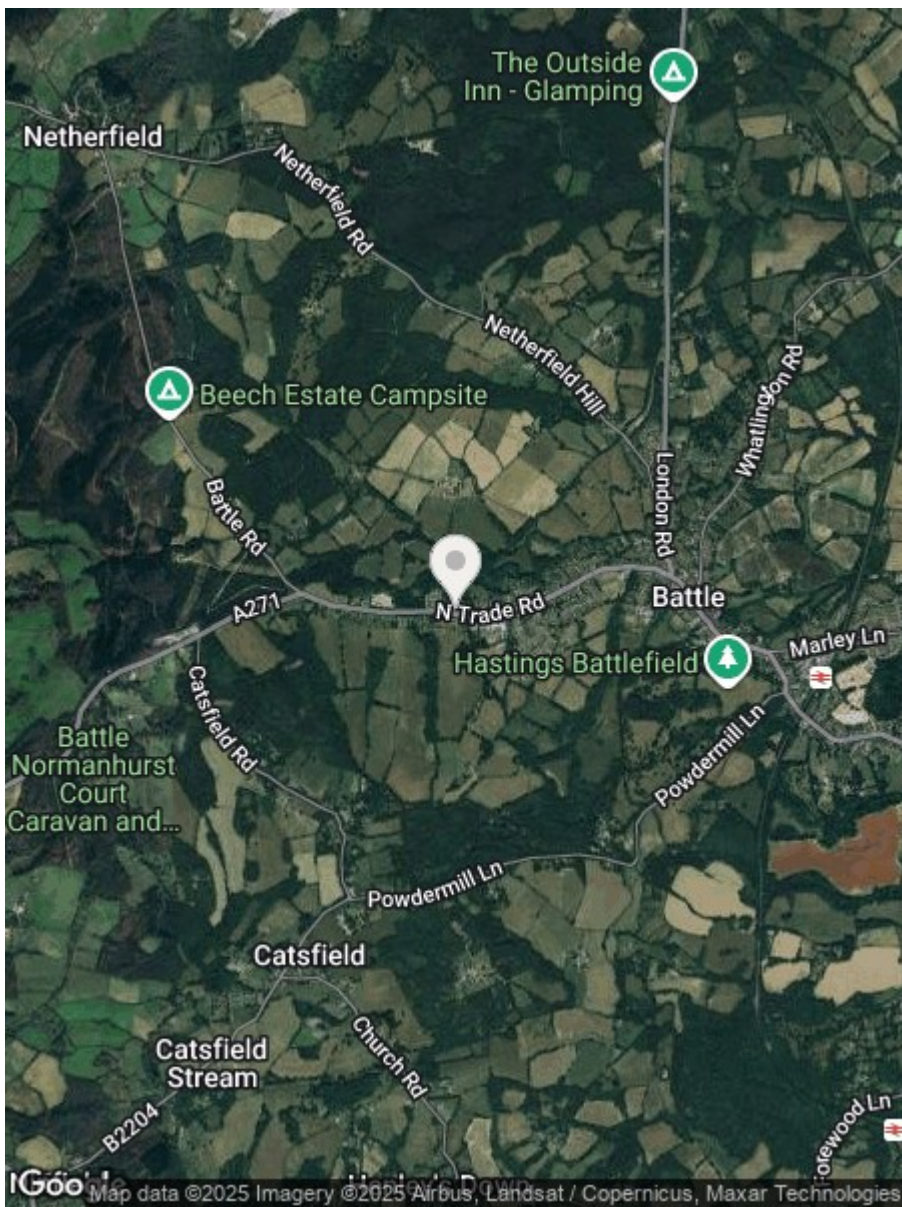
Approximate total area⁽¹⁾

145.6 m²

1568 ft²

(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.



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		
	79	87
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 – 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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