

RUSH  
WITT &  
WILSON



8 Upper Lake, Battle, TN33 0AN  
£219,950



This charming Grade II listed mid terrace cottage is conveniently situated within walking distance of the shops, cafes, restaurants, amenities and the mainline station serving London Charing Cross. Making this property ideal for anyone looking for easy access to the High Street or as a holiday let.

The accommodation could do with some updating but benefits from a wealth of period features and comprises a sitting room with wood burning stove, kitchen and ground floor bathroom. With two bedroom to the first floor and a walled rear courtyard garden.

\*\*\*\*\* Available chain free  
\*\*\*\*\*

Solid wood front door leads into:-

**Sitting Room**

11' x 11'1 (3.35m x 3.38m)  
With original glazed window with secondary glazing to front aspect, tiled floor, exposed ceiling and wall timbers, wall mounted lighting and brick fireplace with wooden surround and mantle housing a wood burning stove. Wooden latch door leads into:-

**Inner Hall**

With ceiling lighting, electric heater, stairs to first floor and under stairs cupboard.

**Bathroom**

7'5 x 5'3 (2.26m x 1.60m)  
Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with

mixer taps and electric shower over, part tiled walls, ceiling lighting and single glazed window to rear aspect.

**Kitchen**

8'1 x 7'4 (2.46m x 2.24m)  
Fitted with wall and base mounted units with a work surface over, single bowl sink with drainer and mixer tap, space for oven. fridge/freezer and washing machine, windows to rear aspect, ceiling lighting and wooden door leading into:

**Covered Entrance/Lobby**

With wall lighting and wooden door with garden access.

**First Floor**

**Bedroom One**

10'8 x 9'3 (3.25m x 2.82m)  
With window to front aspect with secondary glazing, ceiling lighting, electric heater and small built-in wardrobe/cupboard.

**Bedroom Two**

9'3 x 8' (2.82m x 2.44m)  
With ceiling lighting, window to rear aspect with rural view and secondary glazing, electric heater and airing cupboard.

**Outside**

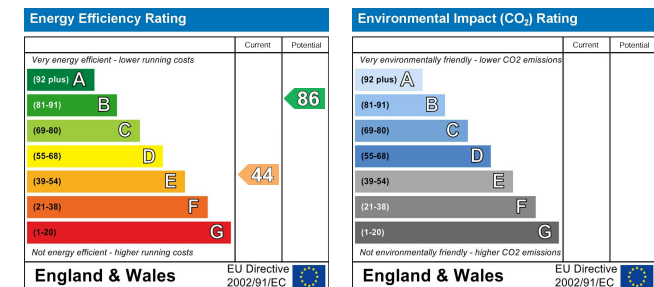
**Rear Courtyard**

There is a wall enclosed rear courtyard with tiled floor and space for a table and chairs and some potted plants.

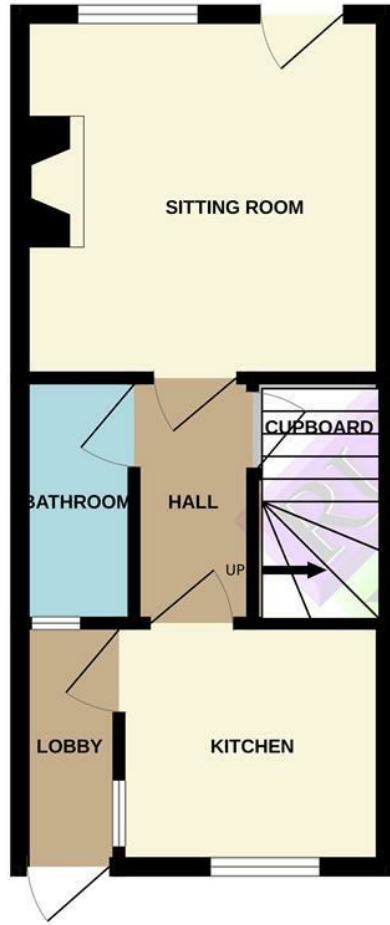
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band B

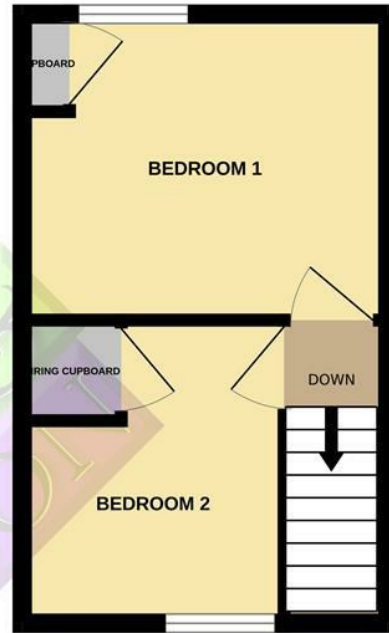
**Agents Notes**



GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR  
204 sq.ft. (19.0 sq.m.) approx.



RUSH  
WITT &  
WILSON

TOTAL FLOOR AREA : 484 sq.ft. (45.0 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.  
Made with Metropix ©2023



