

**RUSH
WITT &
WILSON**



RUSH
WITT &

**23 Asten Fields, Battle, East Sussex TN33 0HP
£280,000 Freehold**

Perfectly positioned within the heart of the historic town of Battle, this spacious two bedroom end-of-terrace home is offered chain free and enjoys an enviable setting just a short walk from the highly regarded Claverham Community College, the famous Battle Abbey, the bustling High Street, mainline station and an abundance of picturesque countryside walks. Bright, airy and well-proportioned throughout, the accommodation is welcomed via an entrance porch leading into a central hallway with staircase rising to the first floor. To one side sits a spacious dual aspect living room filled with natural light, whilst the modern fitted kitchen/dining room enjoys a sociable layout centred around a feature island and provides direct access through French doors onto the rear garden. The outside space has been thoughtfully arranged with a decked seating area complete with lean-to covering, alongside patio and lawned sections creating an ideal setting for both entertaining and everyday enjoyment. The garden further benefits from a large shed/summer house, an additional storage shed and useful side access to the front of the property. The kitchen also leads through to a practical utility area and a ground floor shower room. Upstairs, the property continues to impress with two generous dual aspect double bedrooms together with a spacious family bathroom. In addition, a further side garden offers a charming and peaceful spot to enjoy the sunshine, whilst the neighbouring central green creates a wonderful community feel, ideal for social gatherings or children to play safely. A wonderfully convenient and deceptively spacious home, ideally suited to first time buyers, downsizers, investors or those seeking a well-connected home within one of East Sussex's most sought-after historic towns.







RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



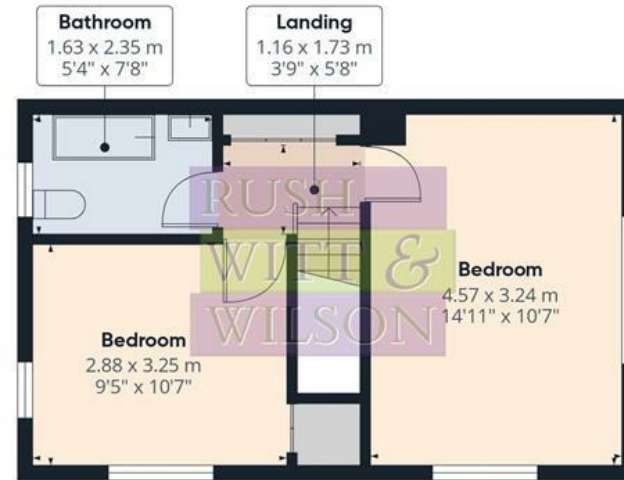
RUSH
WITT &
WILSON



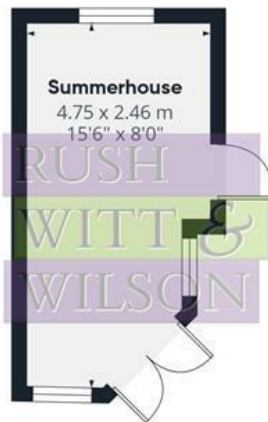
RUSH
WITT &
WILSON



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

82.1 m²

884 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.

GIRAFFE360



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		
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	

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



Residential Estate Agents
Lettings & Property Management



88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk