5 Watermill Skinners Lane, Catsfield, East Sussex TN33 9FE
Offers In Excess Of £375,000 Freehold

Built in 2021 to an excellent standard, this beautifully light, airy, and immaculately presented two bedroom terraced home is set back in a peaceful position within the highly desirable village of Catsfield. Offering modern living with a countryside backdrop, it's a home that combines style, comfort, and convenience in equal measure. The accommodation flows effortlessly, with a sleek modern kitchen and a spacious open-plan L-shaped lounge/diner. Bifold doors create a seamless link between indoor and outdoor living, opening onto a suntrap patio - perfect for entertaining or simply relaxing with a glass of wine - before stepping to a private lawned garden backing directly onto open fields where horses graze. The ground floor also benefits from a handy WC and clever under-stairs storage. Upstairs, two generous double bedrooms each enjoy their own en-suite, making the layout ideal for families, sharers, or guests. With superb natural light and wonderful views from every window, the home feels both uplifting and tranquil. Outside, there is private off-road parking, and the location itself is hard to beat. Nestled in Catsfield, you're within walking distance of the village inn, shop with post office, the popular Catsfield Primary School, local recreation grounds, and miles of scenic countryside walks. The property also sits within the catchment area for the highly regarded Claverham school. Both Battle, with its rich history, amenities, and mainline station, and Bexhill with its charming seafront, are just a short drive away. This is more than just a home - it's a lifestyle, offering modern comfort in a truly idyllic setting.

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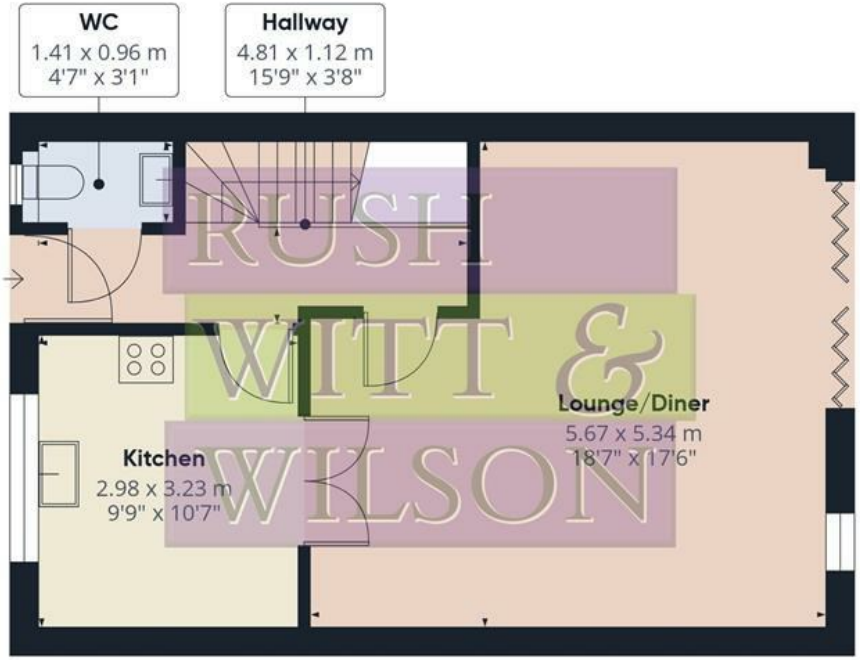

Floor 0

Floor 1

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Approximate total area(1)

82.1 m²

883 ft²

Reduced headroom

1.9 m²

20 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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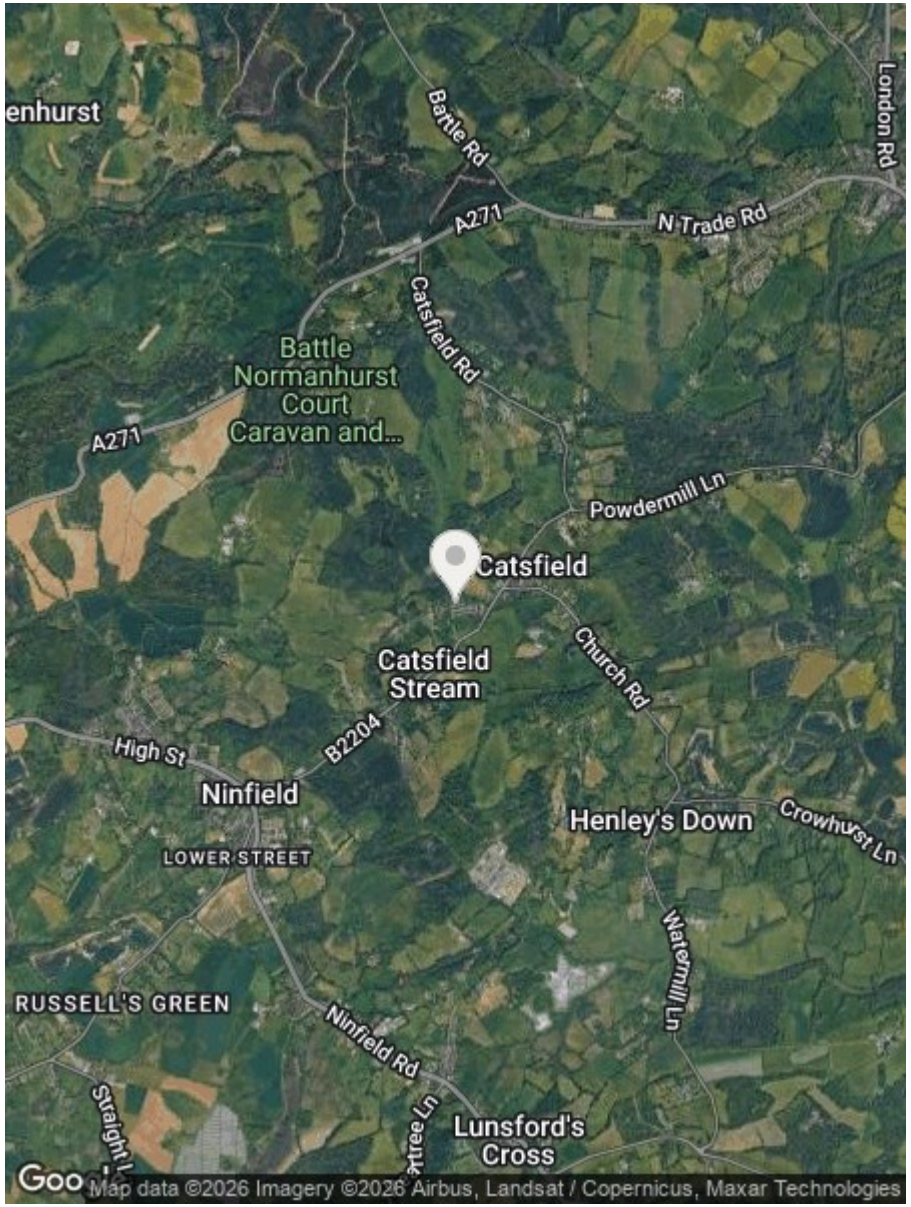


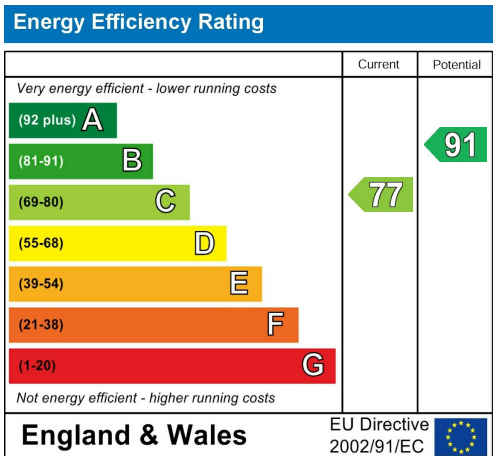
None of the services or appliances mentioned in these sale particulars have been tested.

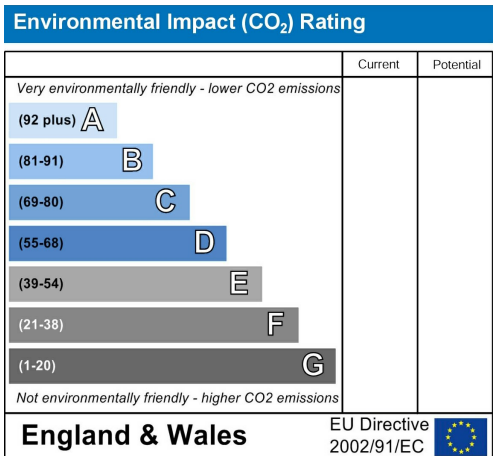
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C

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.





RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

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

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