

**RUSH
WITT &
WILSON**



Highrise Cottage The Stream, Catsfield, East Sussex TN33 9BB
Guide Price £500,000 - £550,000 Freehold

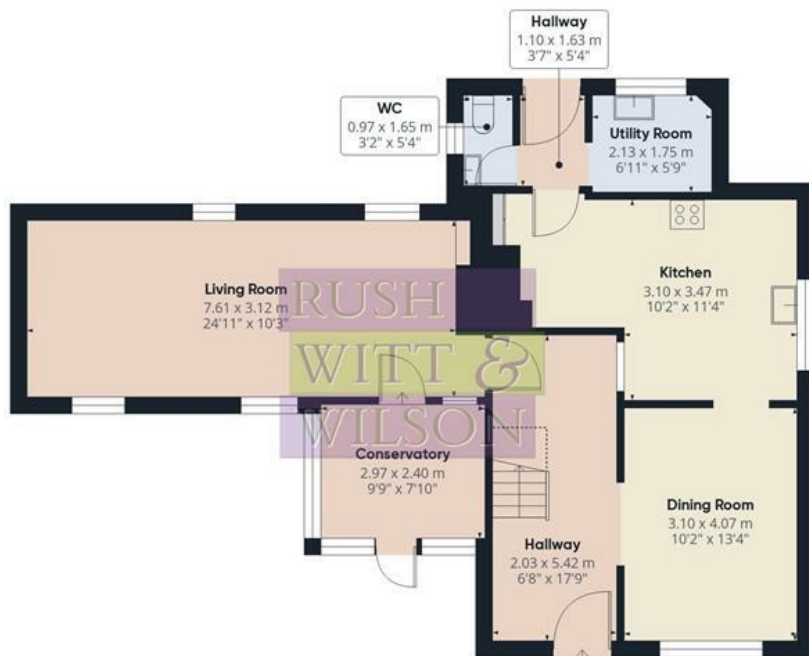
Guide Price £500,000-£550,000

Set in the heart of the popular village of Catsfield, this substantial four/five bedroom detached home enjoys a private position, centrally placed within its plot and surrounded by gardens that wrap around the property, offering versatility and seclusion. The village offers a local pub, convenience store and post office, alongside countryside walks and a highly regarded primary school. The property is also in the catchment for Claverham and other sought-after schools, with the historic town of Battle and its mainline station a short distance away, while the seaside town of Bexhill is easily accessible. Approached via a gated driveway, the home sits comfortably within its grounds. Parts of the garden overlook neighbouring land with open views and grazing horses, while outbuildings near the driveway provide storage, workshops or hobby space. The white-clad exterior conceals an adaptable interior with generous proportions, now ready for a scheme of updating and modernisation to reflect a new owner's own taste. The ground floor features an inviting hallway, a dining room leading to a spacious kitchen with garden access, utility area and downstairs WC, a large sitting room, and a conservatory, all enjoying views over greenery and natural light throughout. Upstairs, there are two spacious bedrooms, a further bedroom currently used as a study, and a family bathroom. A library room houses a spiral staircase to the converted loft, which offers a generous landing, two further bedrooms, and a WC with scope to convert to a full bathroom. This home provides exceptional flexibility and privacy, and with modernisation would make an outstanding family home, ideal for those seeking a tranquil yet well-connected village lifestyle with room to add their own stamp.

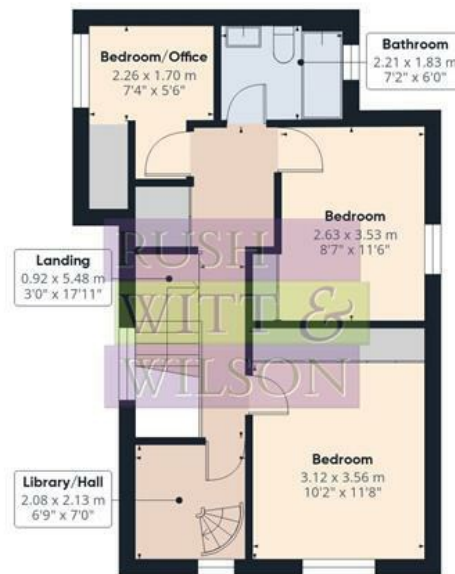








Floor 0



Floor 1



Floor 2



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Approximate total area⁽¹⁾

168.3 m²

1810 ft²

Reduced headroom

12.4 m²

134 ft²

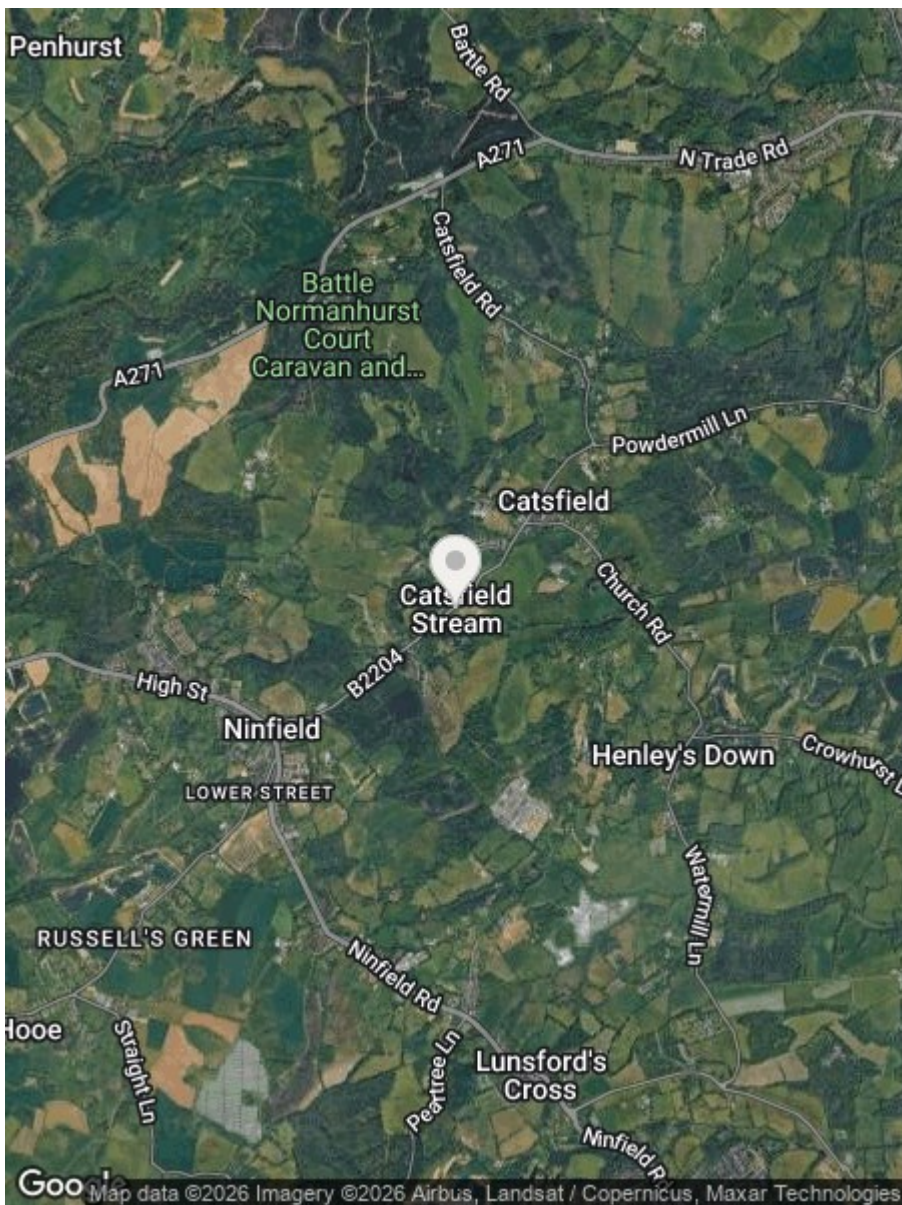
(1) Excluding balconies and terraces

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.

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 - E

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.

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**Residential Estate Agents
Lettings & Property Management**



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