

**RUSH  
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**Greenways The Green, Battle, Sussex TN33 9DJ**  
**Guide Price £400,000 - £450,000 Freehold**

**\*\*GUIDE PRICE £400,000-£450,000\*\***

Nestled within the picturesque village of Catsfield, this beautifully presented four-bedroom semi-detached home perfectly captures the charm of country living blended with modern comfort. Recently improved and immaculately maintained, it offers a warm, characterful setting ideal for family life or those seeking a peaceful retreat. Inside, the accommodation flows effortlessly - the inviting living room, centred around a wood-burning stove, sets a cosy and welcoming tone, while additional reception spaces provide versatility for dining, relaxing, or entertaining. A bright south-facing garden extends the living space outdoors, offering a private haven for sunny afternoons and al fresco dining. Upstairs, there are four well-proportioned bedrooms complemented by two tastefully fitted bathrooms, ensuring comfort and practicality for a growing family or visiting guests. The property further benefits from off-road parking and a garage, adding to its everyday convenience. The location is equally appealing — the village enjoys a strong sense of community, with a local pub, village shop and post office, and a recreation ground all within easy reach. Families will appreciate access to local schooling and being within the sought-after Claverham catchment area, alongside other well-regarded schools nearby. Excellent transport connections include Crowhurst railway station, the Battle main line, and Bexhill station, all providing easy routes to the coast, London, and surrounding areas. In all, this is a home that combines thoughtful presentation, countryside charm, and modern practicality in a setting that's both peaceful and well-connected. Early viewing is highly recommended to fully appreciate all that this exceptional village home has to offer.





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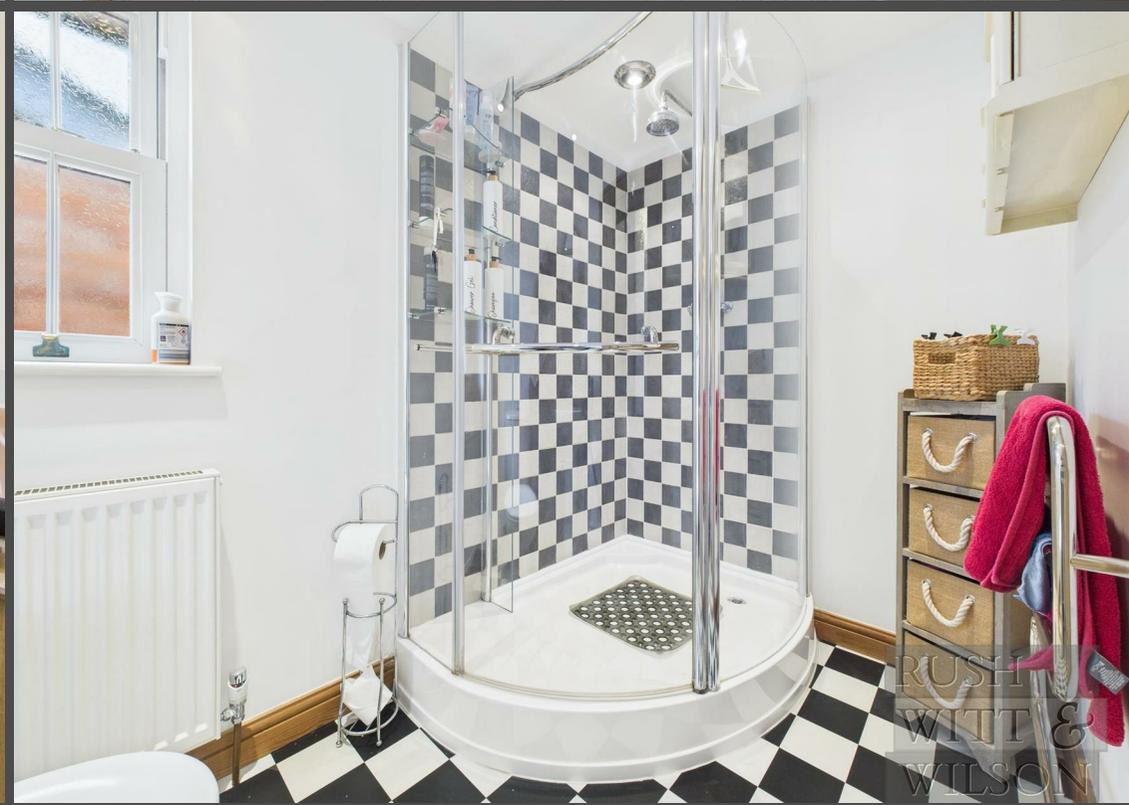
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

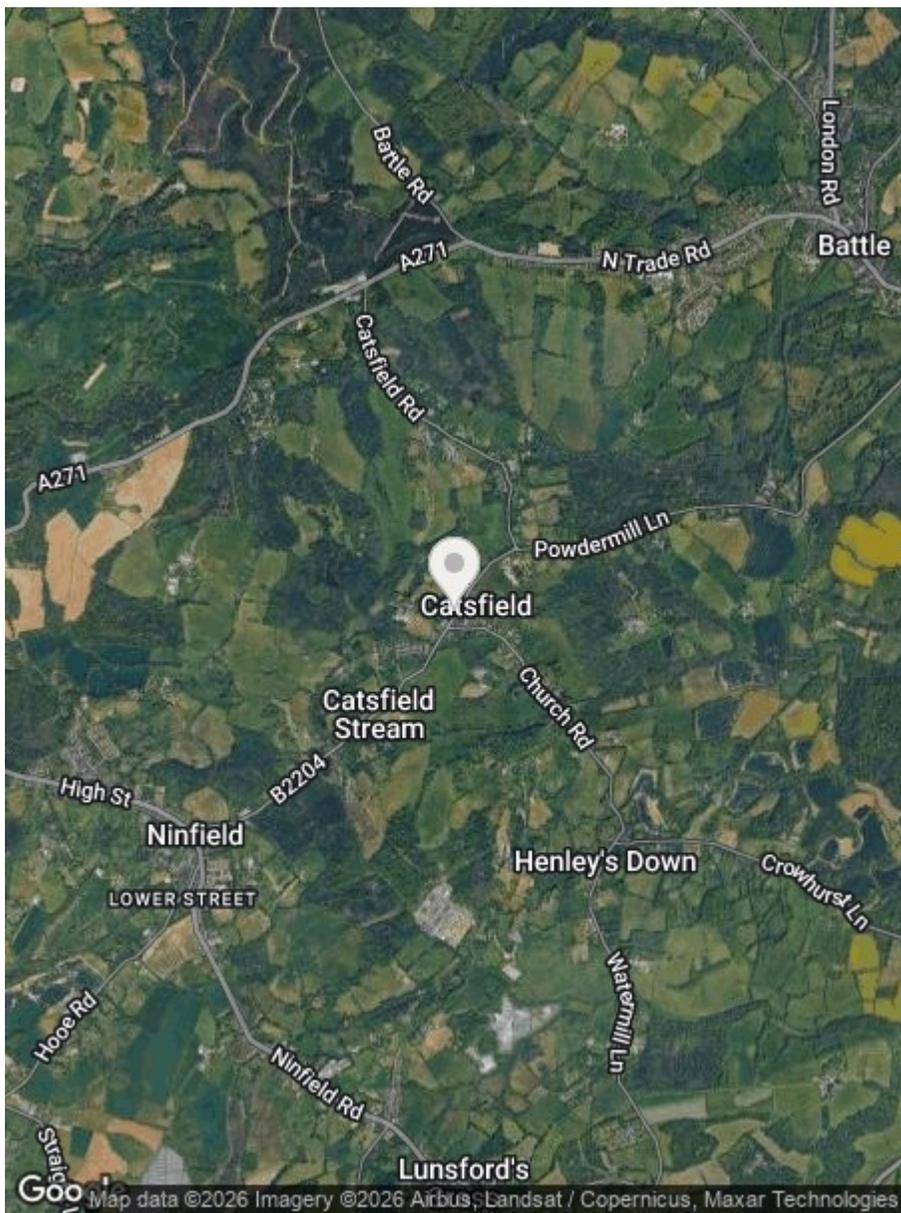
105.1 m<sup>2</sup>

1130 ft<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

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