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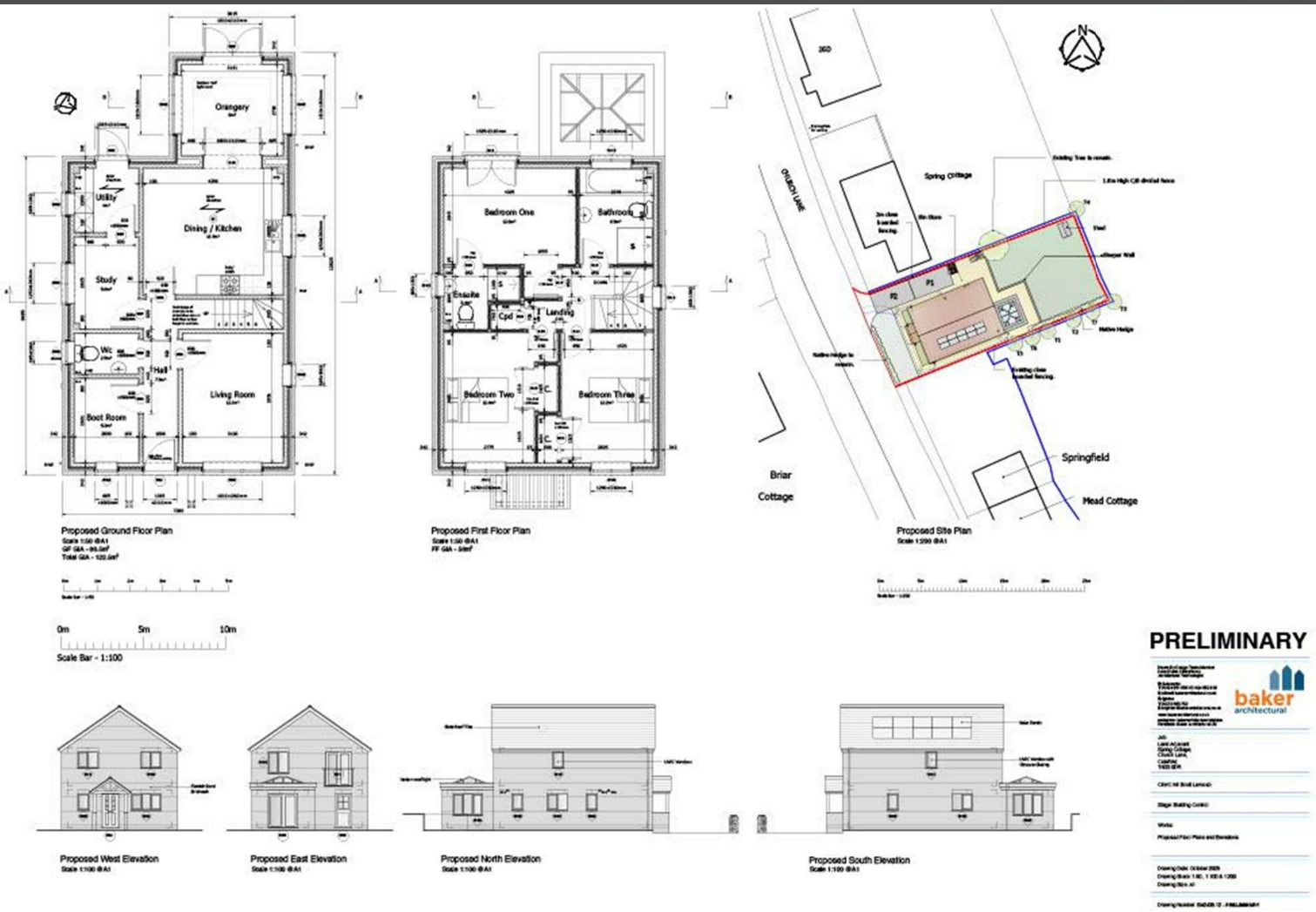

Land Adjacent to Spring Cottage Church Lane, Catsfield, TN33 9DR
£200,000 Freehold

Build Your Dream in the Heart of Catsfield" — Planning Permission Granted for a Stunning 3-Bed Detached Home

A rare opportunity to acquire a building plot with full planning permission already granted (ref. RR/2024/2022/P) for an exceptional three-bedroom detached home, set in the heart of the picturesque and idyllic village of Catsfield. Enjoying a central village position, the plot is close to popular country walks, a recreation ground and playing fields, a well-regarded primary school, the village church, a welcoming pub and a convenience store with Post Office. Secondary schooling is a short drive away at Claverham Community College or Battle Abbey, with alternative primary schools also nearby. Mainline stations at Crowhurst and Battle offer easy onward travel, while Battle's historic high street and its amenities are just minutes away. The seaside towns of Bexhill and Hastings Old Town are also within easy reach. The approved plans, as published on the Government's planning portal, offer beautifully arranged accommodation, and interested buyers are advised to make their own enquiries to confirm the details before proceeding. The ground floor comprises a porch opening to the entrance hall, boot room, downstairs cloakroom/wc, living room, study, utility room, and a dining/kitchen leading through to a rear orangery. Upstairs are three double bedrooms, two with built-in wardrobes, a master with en-suite and a Juliette balcony, plus a family shower room. Outside, hard landscaping wraps around the home, with a sleeper wall to the lawned garden and off-road parking for two vehicles. Building Regulations drawings are currently being prepared, offering a buyer the chance to finalise the specification before construction begins.

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).

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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

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