

RUSH  
WITT &  
WILSON



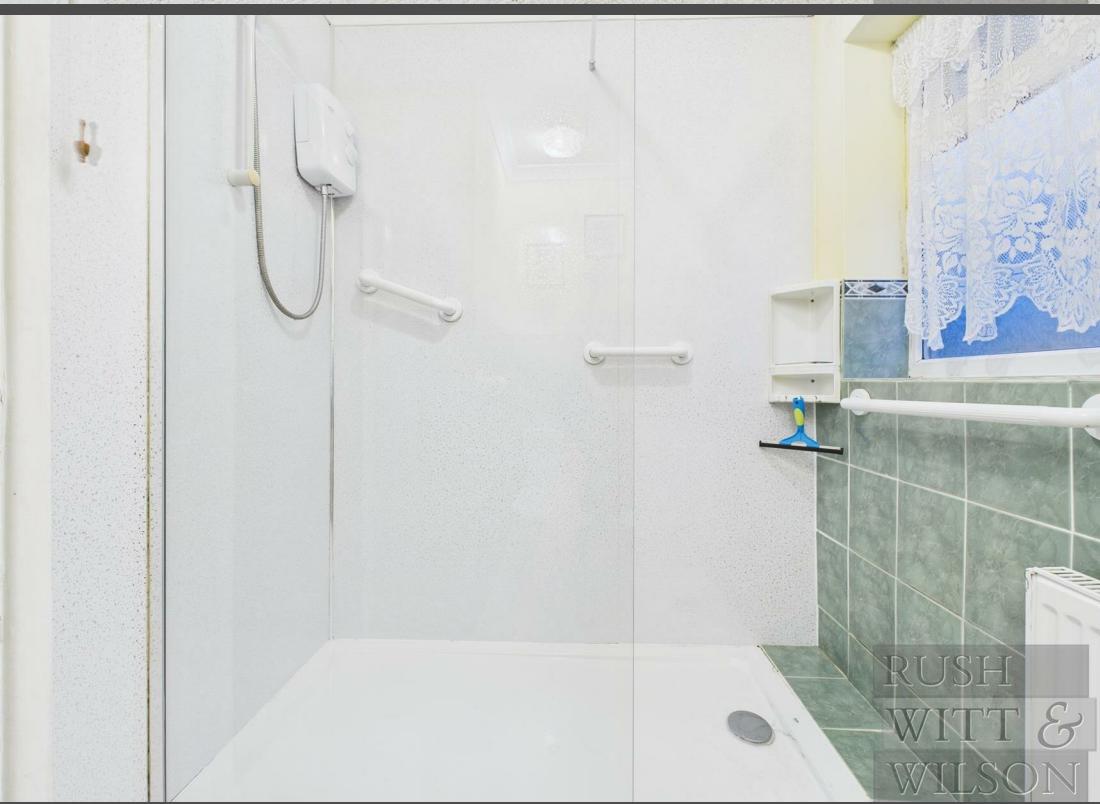
RUSH  
WITT &

20 Norman Close, Battle, TN33 0BD  
£335,000 Freehold

A charming two double bedroom semi-detached bungalow, tucked away in a popular cul-de-sac yet just a short stroll from the High Street, mainline station and local amenities. Brimming with potential, this chain free home offers an exciting opportunity to modernise and make it your own. The accommodation includes a good-sized lounge, two double bedrooms, a shower room and a separate wc. The kitchen flows into a bright conservatory, currently used as a dining room, creating a versatile space and access to the rear garden. Outside, there is off road parking via a driveway for several vehicles, leading to a single garage. The front and rear gardens are generously proportioned, with the rear being fully fenced to provide a peaceful sense of privacy and mainly laid to lawn perfect for relaxing, entertaining or gardening. With its practical layout, generous plot and highly convenient location, this chain free bungalow is ideal for downsizers, commuters or buyers seeking a rewarding refurbishment project. A wonderful opportunity to create a home that reflects your style and taste.







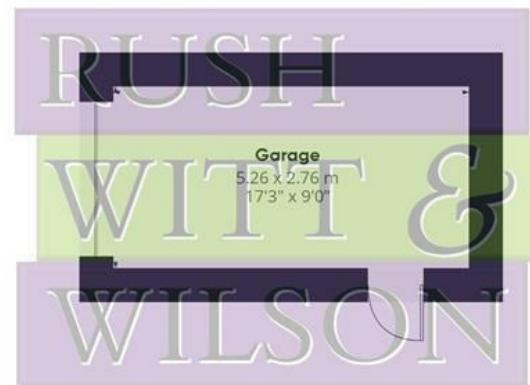


Floor 0 Building 1

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

87.4 m<sup>2</sup>

941 ft<sup>2</sup>

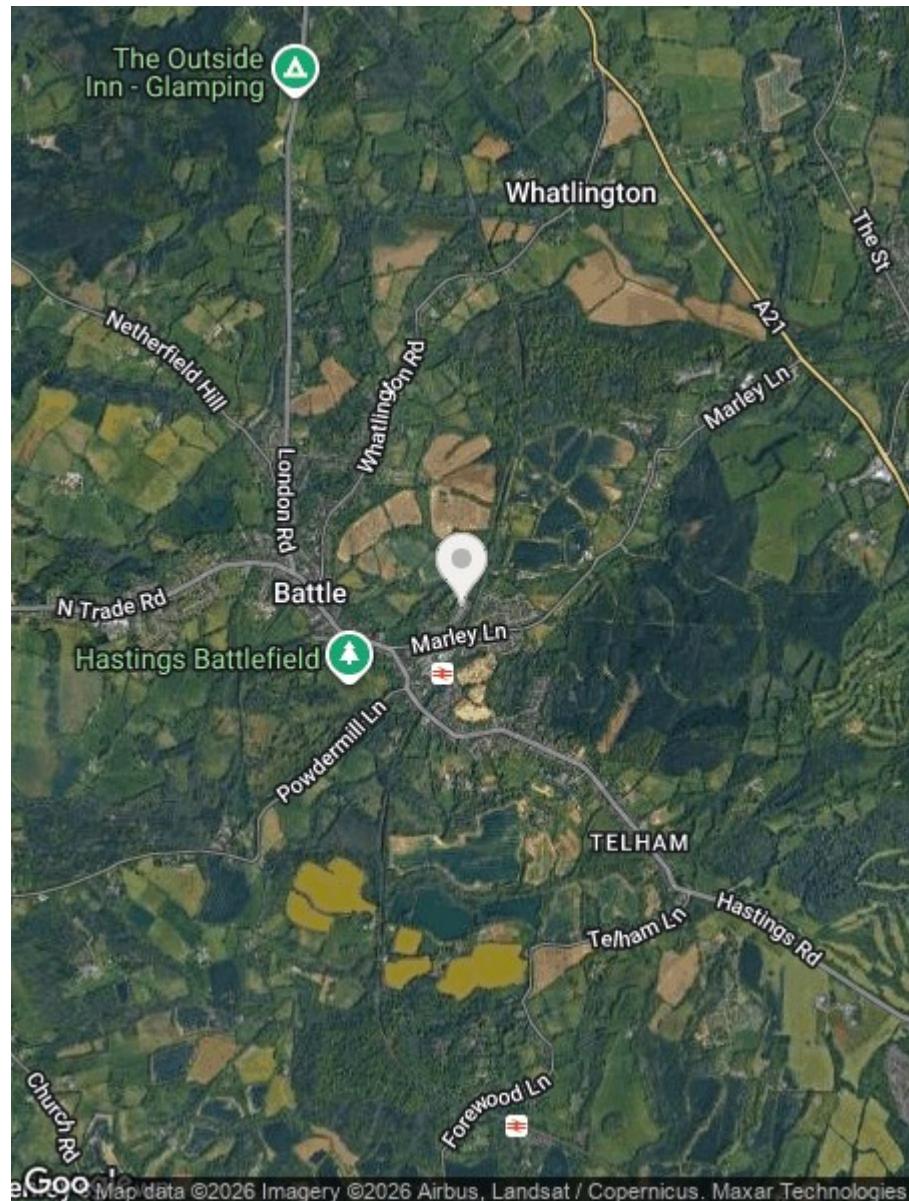


Floor 0 Building 2

(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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>