

RUSH  
WITT &  
WILSON



RUSH  
WITT &

**Roseacre Crazy Lane, Battle, East Sussex TN33 0QT**  
**Guide Price £400,000 -£425,000 Freehold**

**\*\*\*Guide Price £400,000 - £425,000\*\*\***

**Charming Detached Bungalow in Idyllic Village Setting nestled along a desirable lane in the sought after village of Sedlescombe, this detached two-bedroom bungalow offers a wonderful balance of seclusion and accessibility just moments from the historic town of Battle and the coast at Hastings. Set within a large wrap-around garden, the property enjoys a high degree of privacy, thanks to mature trees, established shrubs, and a peaceful leafy outlook. Inside, the accommodation includes a modern fitted kitchen, two shower rooms (including an en suite to the main bedroom), a cosy living room with an open fireplace, and a delightful sun room that takes full advantage of the surrounding gardens and far-reaching countryside views. With excellent potential to extend (subject to the necessary planning permissions), off-road parking, and an extremely tranquil setting, this home offers an ideal opportunity for those seeking a slice of village life while remaining within easy reach of nearby towns and local amenities.**







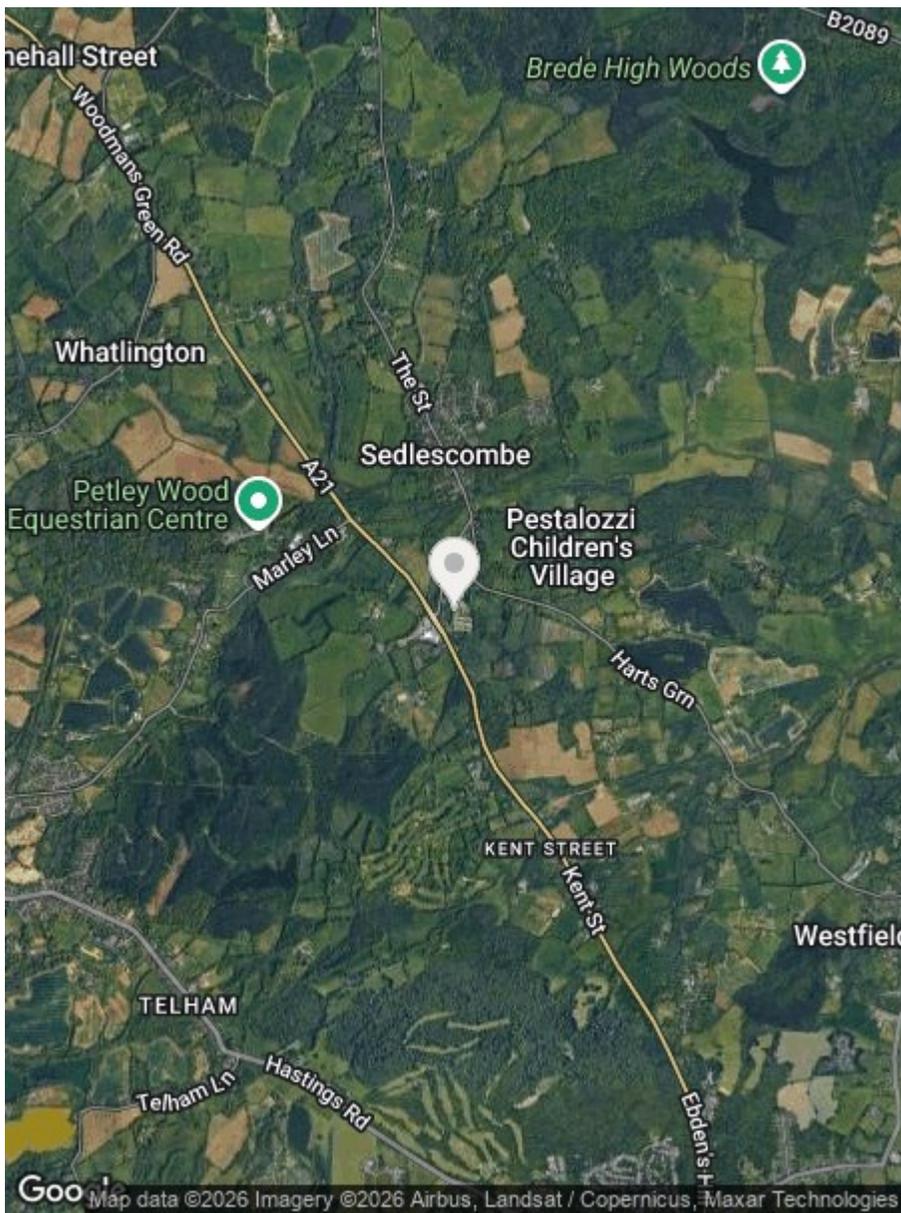


Approximate total area<sup>(1)</sup>

64.9 m<sup>2</sup>  
699 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(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	

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 – D

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**