

RUSH  
WITT &  
WILSON



**Rosella High Street, Battle, East Sussex TN33 9JP**  
**£429,950**

A beautifully presented spacious three double bedroom detached house with garage, situated in the beautiful village Ninfield East Sussex, private front and stunning southerly facing rear gardens overlooking adjoining countryside, open fireplace in the living room, electric heating, double glazed windows and doors, downstairs cloakroom, conservatory, viewing comes highly recommended by RWW sole agents. Council Tax Band D.



## **Entrance Hallway**

With entrance door, night storage heater.

## **Cloakroom**

WC with concealed cistern, obscured glass window to the side elevation, wash hand basin with half height wall tiling.

## **Living Room**

14'2" x 14'2" (4.34 x 4.33)

Window to the front elevation, night storage heater, open fireplace.

## **Kitchen/Breakfast Room**

14'5" x 12'5" (4.40 x 3.79 )

Night storage heater, space for table and chairs, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, composite sink unit with mixer tap, plumbing for washing machine, integral fridge and freezer, freestanding electric double oven with hob, under stairs storage cupboard with space for additional white goods, tiled splashbacks, window to the rear elevation, and 'french' doors leading to conservatory.

## **Conservatory**

12'5" x 7'7" (3.79 x 2.32)

Overlooking the southerly elevation over the rear garden, tiled floor.

## **First Floor Landing**

Window to the side elevation, access to loft space, night storage heater, built in airing cupboard.

## **Bedroom One**

14'3" x 14'1" (4.35 x 4.30)

Window to the front elevation, electric radiator.

## **Bedroom Two**

13'1" x 11'7" (4.00 x 3.54)

Window to the rear elevation with stunning views over the gardens and adjoining countryside.

## **Bedroom Three**

13'4" x 11'2" (4.08 x 3.42)

Windows to the rear elevation with stunning views over adjoining countryside, wall mounted electric radiator.

## **Bathroom**

Suite comprising panelled bath, wall mounted electric

shower unit, controls and showerhead, wc with low level flush, pedestal mounted wash hand basin , tiled walls, obscured glass windows to the front elevation.

## **Outside**

### **Front Garden**

Arranged with off road parking in mind, offering ample parking space and access to the garage, mature shrub, plants and trees of various kinds, enclosed with a combination of fencing and hedging.

### **Rear Garden**

A particularly attractive feature of the property adjoining onto countryside, south facing elevation, mainly laid to lawn, two timber framed sheds, greenhouse, well stocked flower and shrub beds, trees of various kinds, side access, allotment beds, all enclosed with fencing and hedging to all sides, side access is available.

### **Garage**

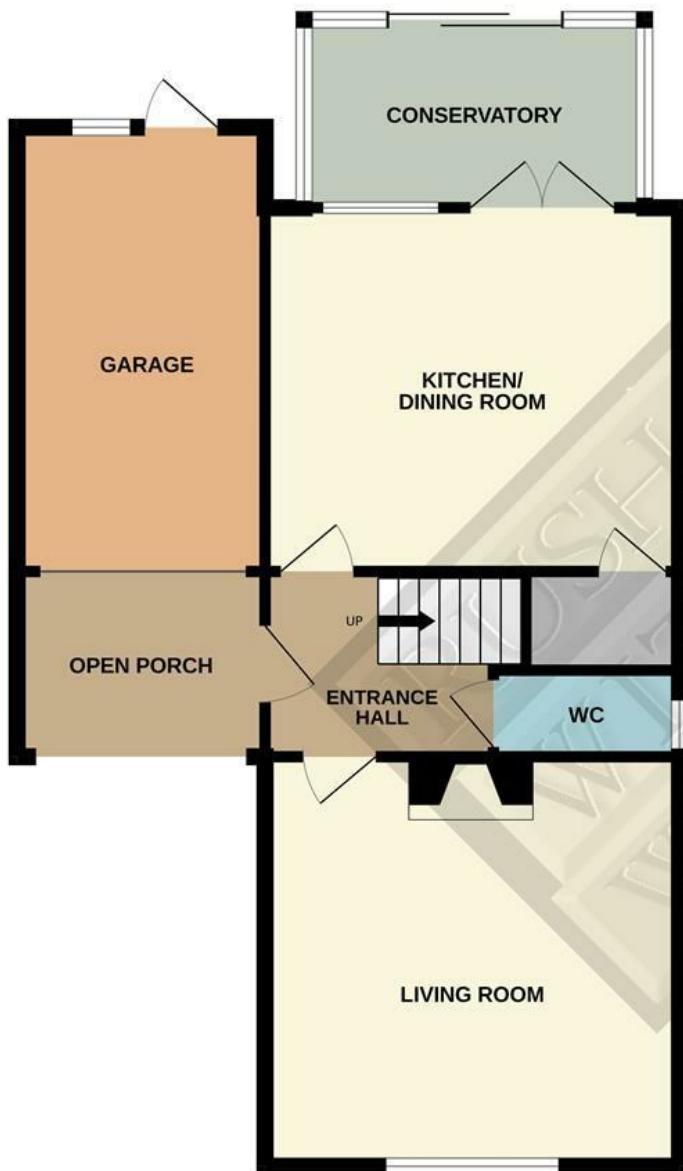
With up and over door, power and light, personal door and window to the rear.

### **Agents Note**

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.



GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



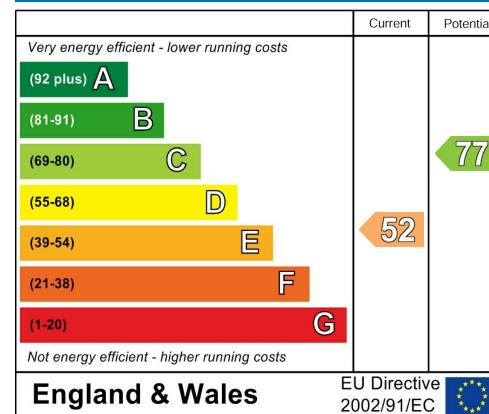
TOTAL FLOOR AREA: 1345 sq.ft. (124.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating

