

**RUSH
WITT &
WILSON**



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.





RUSH
WITT &
WILSON



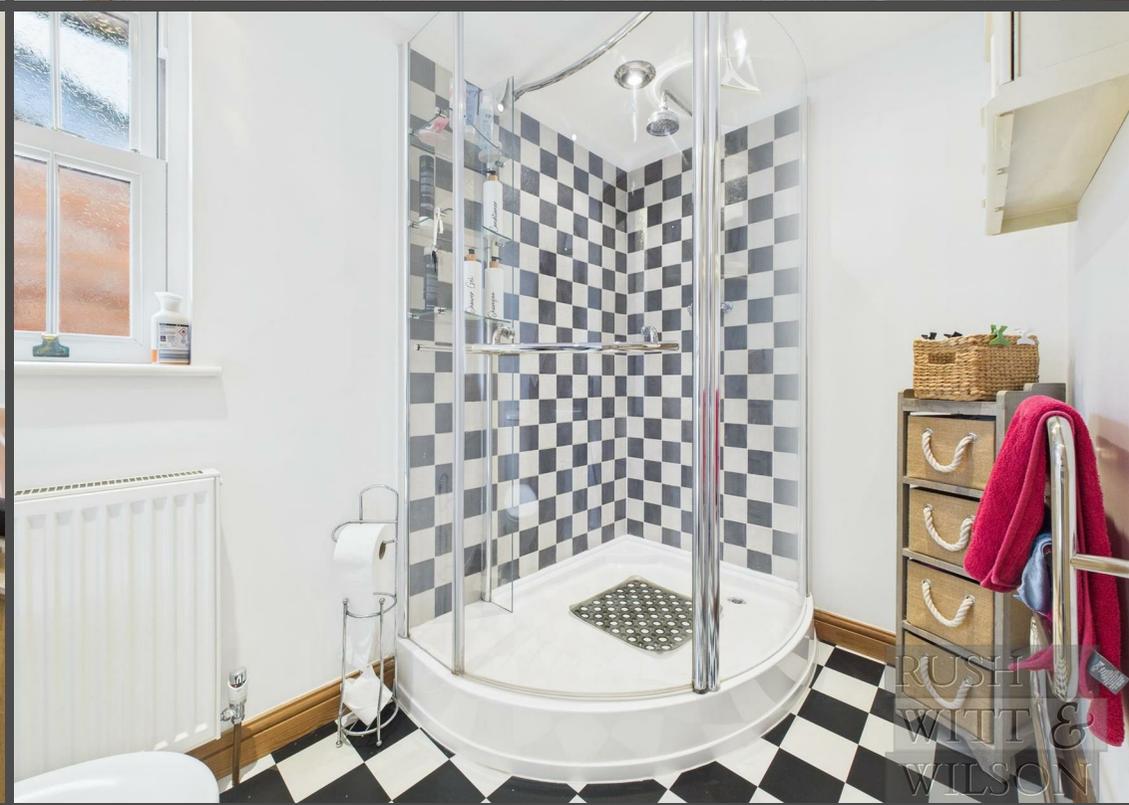
RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON





Floor 0



Floor 1

Approximate total area⁽¹⁾

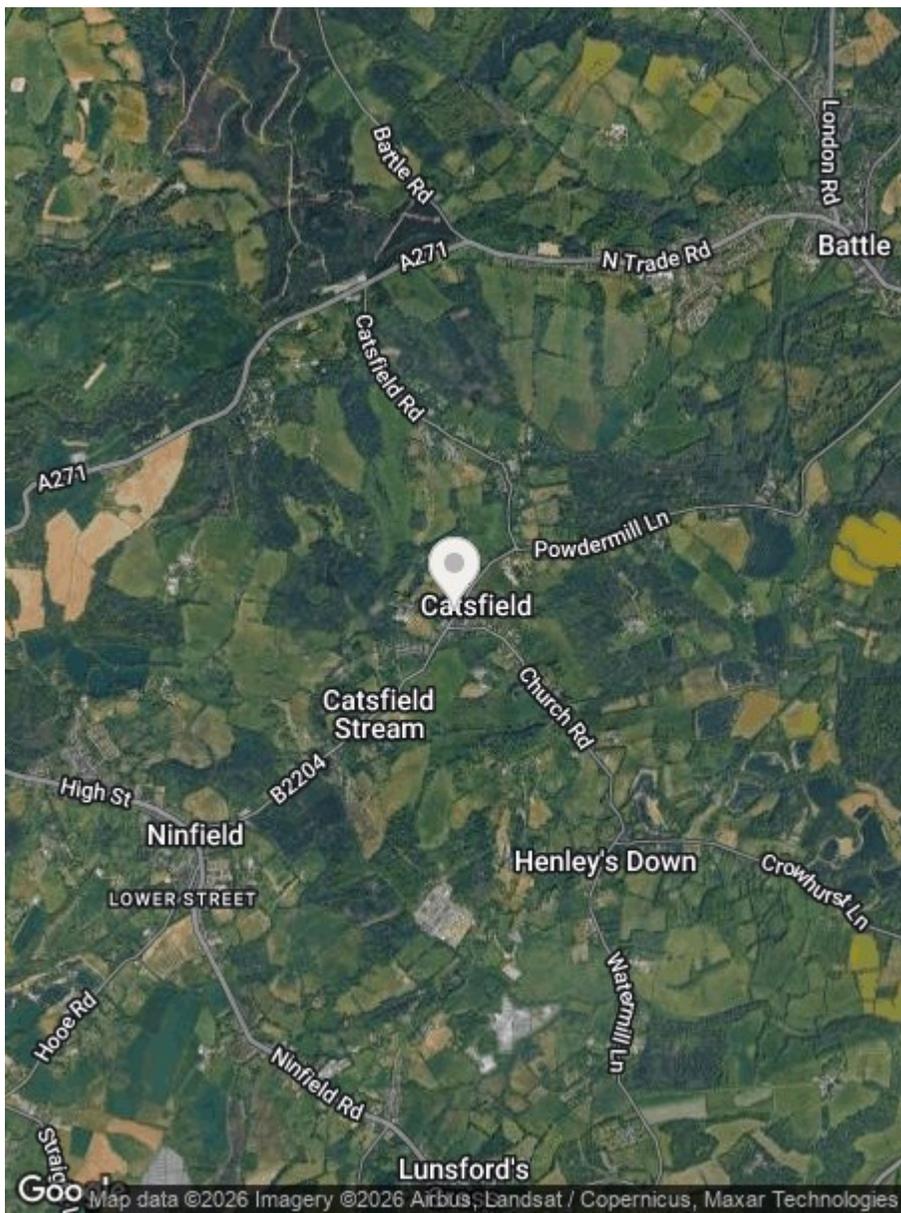
105.1 m²

1130 ft²

(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		76
(55-68) D	55	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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:

- 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).
- 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.
- 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.
- VAT: The VAT position relating to the property may change without notice.
- 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>

**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**