

**RUSH
WITT &
WILSON**



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WITT &

**13 Glengorse, Battle, East Sussex TN33 0TX
Offers In Excess Of £575,000 Freehold**

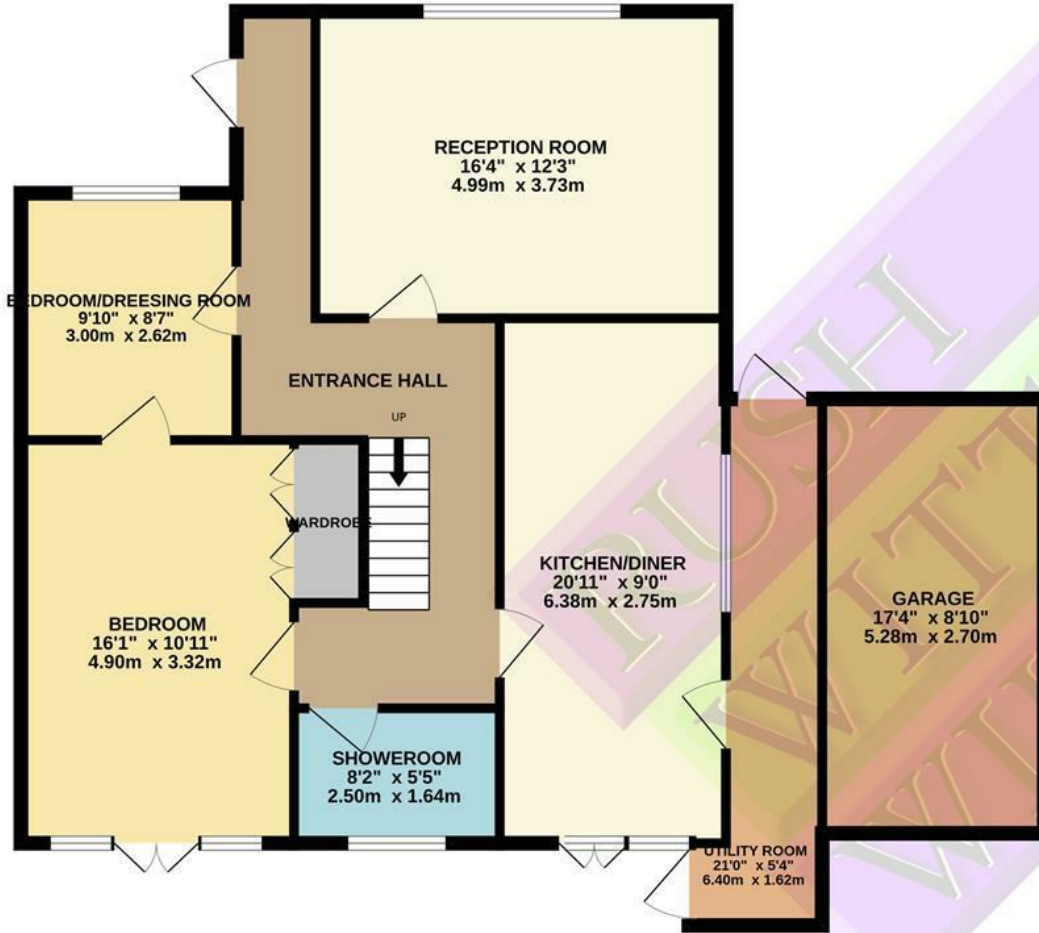
Rush Witt & Wilson are thrilled to present this beautifully maintained and deceptively spacious four-bedroom detached home, tucked away in a peaceful cul-de-sac yet just a short stroll from the mainline station with direct London links. Blending versatile living with contemporary comfort, it's a home made for modern family life and entertaining alike. The heart of the house is a light-filled sitting room, enhanced by a striking multi-fuel inset Pevex stove, creating a warm and inviting focal point. The impressive kitchen/dining room flows seamlessly onto the garden, perfect for summer entertaining or relaxed family meals. A standout feature is the flexible ground floor bedroom suite, complete with a dressing room/study and downstairs showerroom — ideal as a principal suite, guest space, or additional reception area. Upstairs, three generous double bedrooms and a stylish family bathroom provide plenty of space for everyone, with a landing area cleverly designed for home working or study. Outside, the established gardens are a private oasis, beautifully landscaped with paved and decked terraces for alfresco dining and relaxing. To the front, a generous driveway leads to a garage now fitted with a recently installed remote-controlled door, combining practicality with convenience. With sun-drenched terraces, versatile living spaces, and a perfect balance of comfort and style, this home offers a rare opportunity to enjoy peaceful village life while remaining just a short commute from London. Ideal for families, professionals, and entertaining alike, it's a property that truly has it all — space, style, and lifestyle.



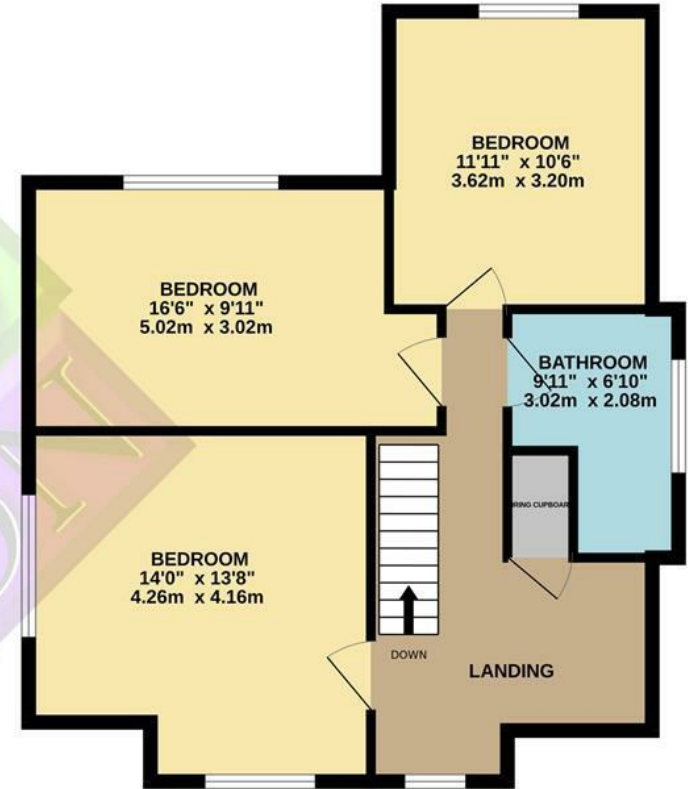




GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.

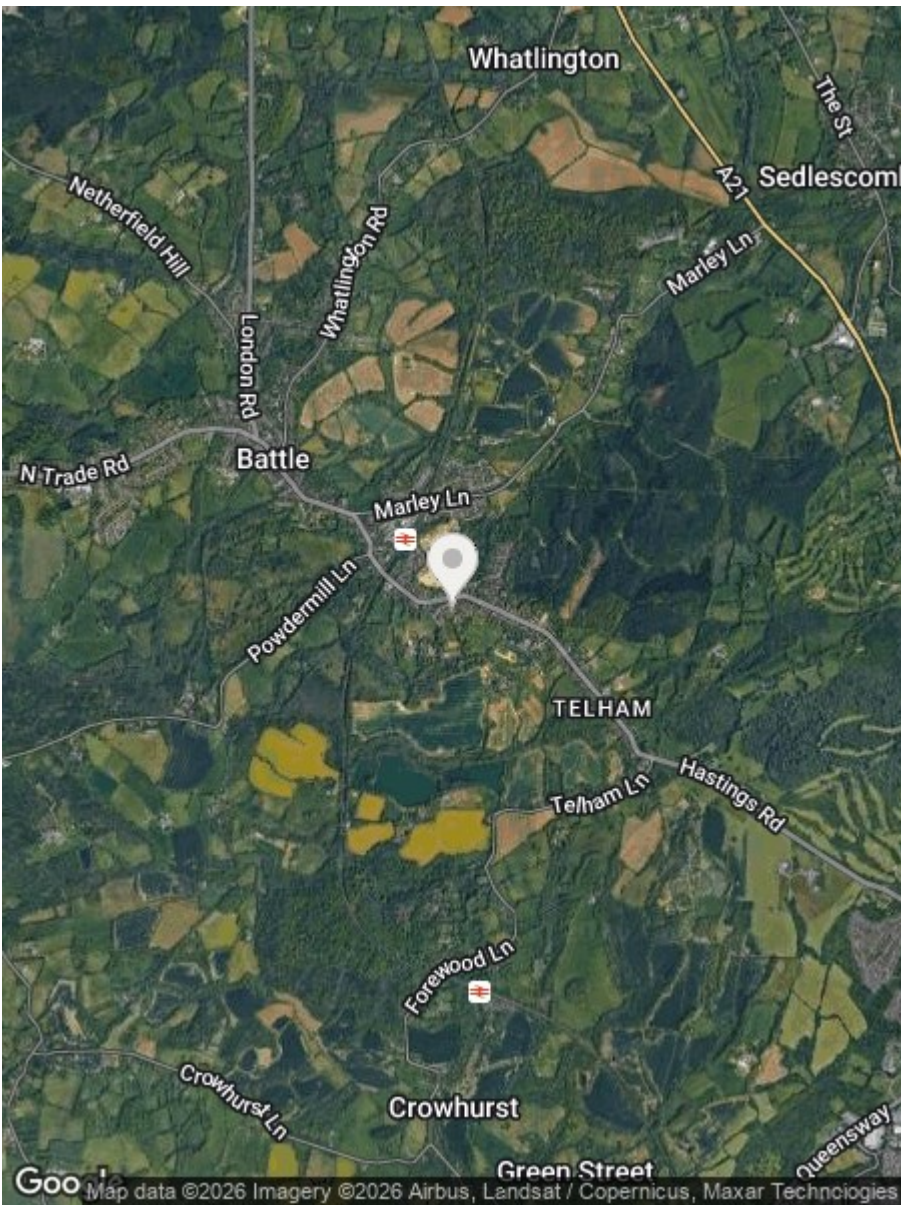


1ST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1762 sq.ft. (163.7 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		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			
		66	78
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 - F

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:

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4. VAT: The VAT position relating to the property may change without notice.
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