

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**Millstones Cottage The Street, Battle, East Sussex TN33 0QB**  
**£650,000 Freehold**



This well-proportioned four-bedroom family home is nestled within a desirable village setting and offers a balanced mix of traditional character and modern convenience. With a private garden, spacious living areas, and a double garage, it's an ideal home for family life—with scope for further development, subject to planning. A welcoming hallway with polished wooden floors and a cast iron radiator leads to the main living spaces. The generous living room enjoys dual-aspect windows and a striking brick fireplace with a wooden mantle and gas fire. A triple-aspect conservatory with tiled flooring connects to both the living and dining rooms, offering an ideal space to relax while enjoying views of the garden. The kitchen features a range of white units with wooden worktops, tiled flooring, a gas range cooker, integrated fridge-freezer, and a curved brick detail. A brick arch links the kitchen to the dining room, which overlooks the well-maintained garden. Upstairs are three spacious double bedrooms and a further fourth bedroom. The main bedroom includes built-in wardrobes and an en suite bathroom with a bath, shower attachment, WC, and basin. The second double also features generous storage, and the third overlooks the rear garden. A family bathroom offers a walk-in shower, separate bath, feature sink, towel radiator, and part-tiled walls. A useful utility room provides extra workspace, a sink, space for laundry appliances, and a separate WC. Outside, the private rear garden features a lawn, patio, circular paved area, and gated side access. The double garage offers excellent storage and also presents potential for conversion above to create additional living space, subject to the necessary consents.







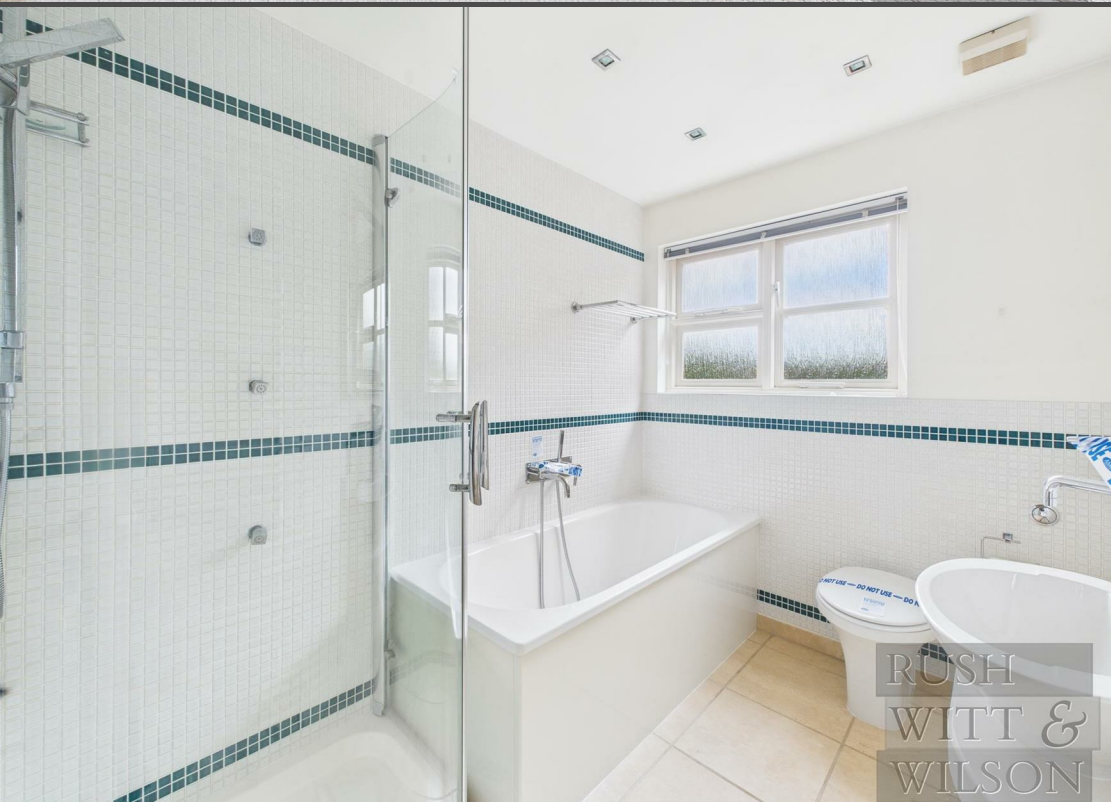




RUSH  
WITT &  
WILSON



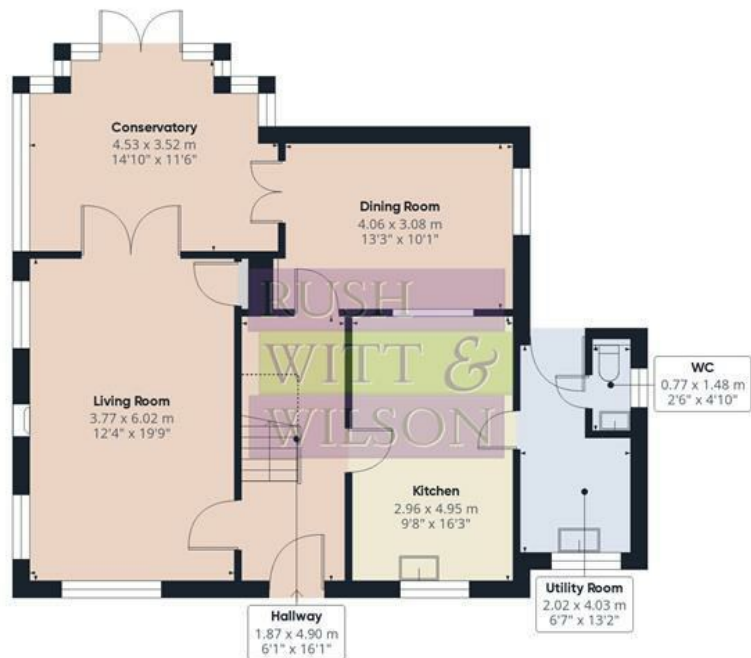
RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



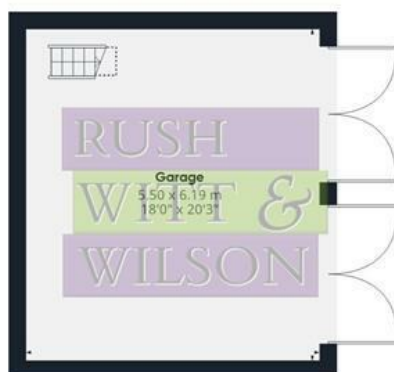
RUSH  
WITT &  
WILSON



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

RUSH  
WITT &  
WILSON

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

174.7 m<sup>2</sup>

1879 ft<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>

16 ft<sup>2</sup>

(1) Excluding balconies and terraces

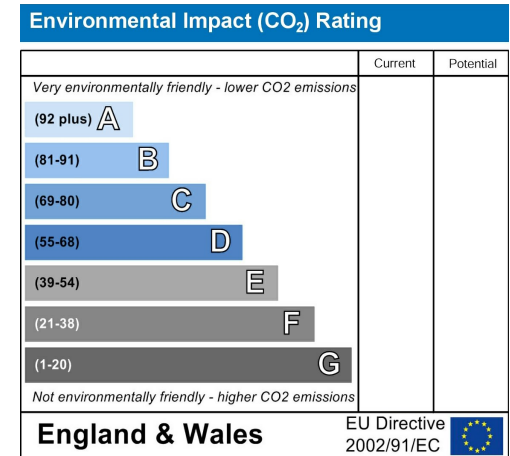
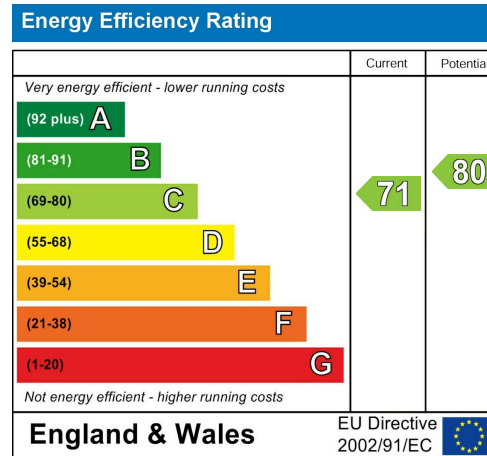
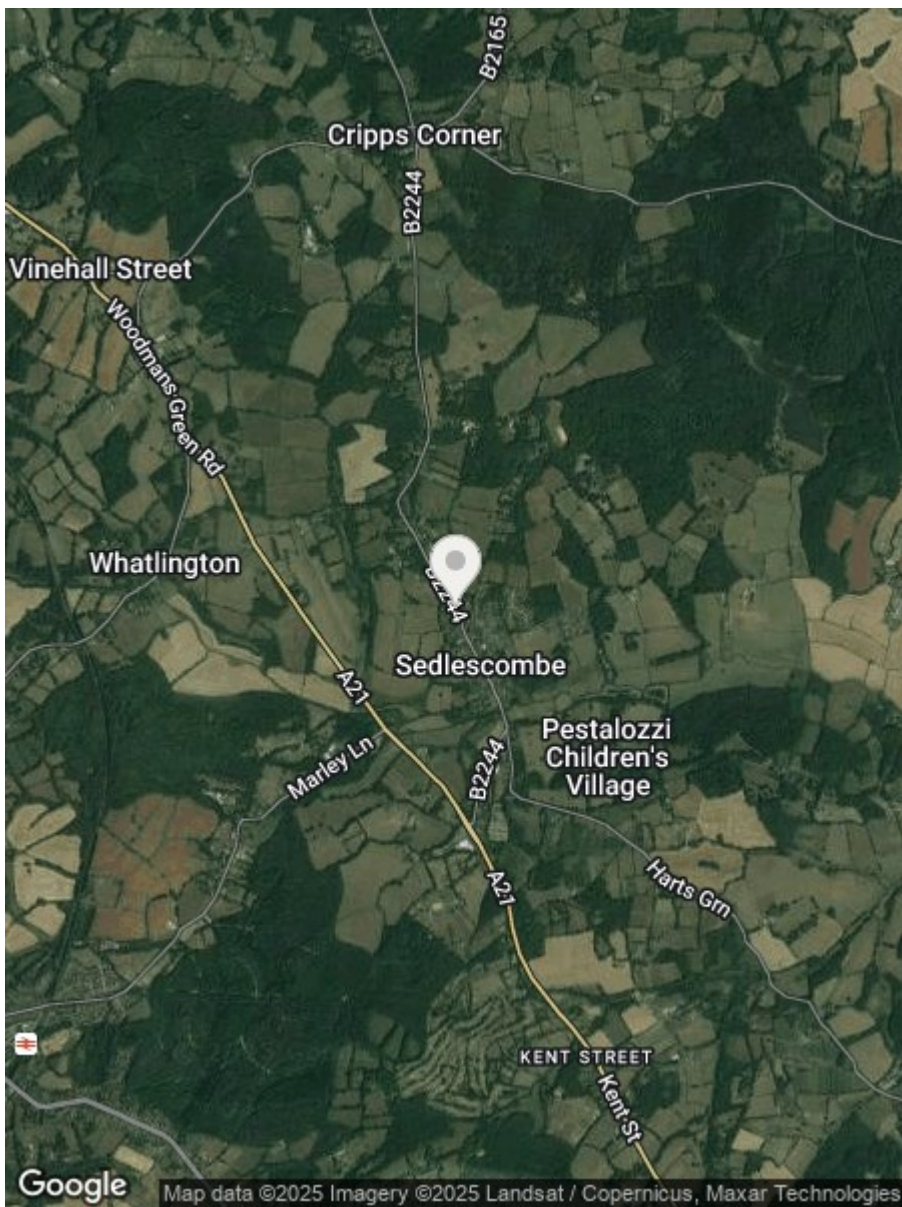
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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 – F

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**