

**RUSH
WITT &
WILSON**



**Stable Cottage, Wattles Wish, Battle, East Sussex TN33 0JG
£425,000**

This charming detached bungalow is conveniently located just out of town but within walking distance on a quiet no-through road with stunning roof top rural countryside views to the rear.

The property has been updated and well maintained by the present owner and offers comfortable and light accommodation. Comprising an entrance hall, kitchen/breakfast room, sitting room with open fireplace, conservatory with delightful views over the rear garden, bathroom and two bedrooms.

Outside there is a pretty enclosed front garden with gated off street parking and a beautifully maintained private rear garden.

The bustling High Street is a short walk away with local shops amenities and a mainline station serving London Charing Cross.



The property is approached via a picket gate with steps leading down a pathway to either the front entrance door or a further door into the kitchen. If step are an issue there is a further side gate with level access.

A double glazed uPvc door with exterior lighting leads into:-

Entrance Hall

9'9 x 4'2 With tiled floor, ceiling lighting, double glazed window to side aspect and built

Uility Room

9'7 x 3'6 (2.92m x 1.07m)

Double glazed window to side aspect, uPvc double glazed door with garden access, space for washing machine and tumble dryer, work surface with sink and tap, wall mounted cupboards and radiator.

Bathroom

9'2 x 5'2 (2.79m x 1.57m)

Fitted with a low level w.c, corner vanity wash hand basin with mixer taps, corner bath with mixer tap and shower attachment, double glazed window to rear aspect, radiator, ceiling lighting and tiled floor.

Sitting Room

13'7 x 10'3 increasing to 13'5 (4.14m x 3.12m increasing to 4.09m)

Enjoying a dual aspect with double glazed windows to the side and double glazed sliding doors with access into the conservatory and aspect over the garden and with rural roof top views towards Netherfield. Two radiators, working fireplace, wall mounted lighting, loft hatch access part boarded with ladder.

Conservatory

15'7 x 11'4 (4.75m x 3.45m)

With a delightful outlook over the rear garden with rural roof top views towards Netherfield, two doors with garden access, ceiling lighting, wooden flooring and radiator.

Kitchen/Breakfast Room

10'4 x 10'9 (3.15m x 3.28m)

Fitted with a matching range of wall and base mounted units with a work surface over and a 1 1/2 bowl sink with drainer and mixer tap, eye level oven and four ring gas hob with cooker hood over, space for fridge and dishwasher, room for breakfast table, wood block flooring, dual aspect double glazed windows to the front and side of the property, radiator return door to sitting room and lighting.

Inner Hallway

With ceiling lighting.

Bedroom One

10'5 x 11'4 (3.18m x 3.45m)

With large double glazed window to front aspect, ceiling lighting, radiator and built-in double wardrobes.

Bedroom Two

10'8 x 7'6 extending to 10'3 (3.25m x 2.29m extending to 3.12m)

With large double glazed window to side aspect, ceiling lighting, built-in wardrobe, cupboard housing gas fired boiler and radiator.

Outside

Front Garden

The pretty front garden is enclosed with palisade fencing and planted with a beautiful selection of shrubs flowers and trees, enclosed parking area and gated access to the rear garden.

Parking

Gated off street parking with further gated access into the rear garden.

Rear Garden

The delightful rear garden is enclosed with fencing and has gated side access, as well as access from the conservatory and utility room. Steps lead down to two paved seating areas ideal for alfresco dining, one with a raised feature waterfall pond and shrub planted beds. A path leads along a level lawn to a timber summerhouse.

Agents Notes

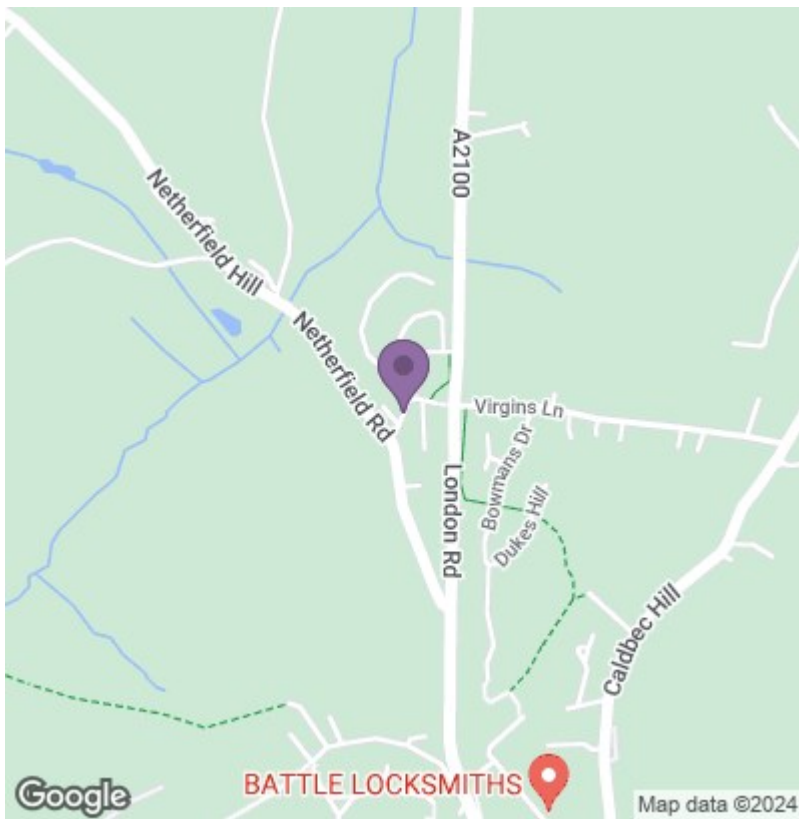
None of the services or appliances mentioned in these sale particulars have been tested.

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 C







GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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

	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		
		81
	60	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



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