

**RUSH
WITT &
WILSON**



**3 Park Shaw, Battle, East Sussex TN33 0PP
£425,000**

Rush Witt & Wilson are proud to present to the market this detached three bedroom bungalow in the highly desirable village location of Sedlescombe.

It is situated in the heart of the village within walking distance of the excellent school, doctors surgery, public house and village store. The light and airy accommodation comprises a dual aspect sitting room, open kitchen/dining room, three bedrooms and a family bathroom. Outside there is a single garage, parking and delightful private front and rear gardens enjoying a sunny aspect.

The property is within Claverham School catchment area and has plenty of potential to improve/update the property with further scope subject to the necessary planning consents for a loft conversion. Viewings are highly recommended via appointed sole agents Rush Witt & Wilson.



Slab laid steps and pathway leading to:

Entrance Hallway

uPvc opaque paneled double glazed door to the front, two radiators, large airing cupboard housing the hot water cylinder and laid to carpet.

Doors off to the following:

Living Room

11'89 x 13'68 (3.35m x 3.96m)

Dual aspect with double glazed bay window to the front and double glazed window to the side aspect, feature fireplace, radiator and laid to carpet.

Large opening leading through to:

Dining Area

9'15 x 10'17 (2.74m x 3.05m)

Double glazed window to the side aspect, radiator, large set of double glazed uPvc doors leading to the conservatory (described later) and continuation of carpet from the living room.

The room opens into the kitchen and is separated by an island.

Kitchen

10'02 x 8'55 (3.10m x 2.44m)

Double glazed window to the rear aspect and laminate flooring. The fitted kitchen consists of a range of matching wall and base mounted units with worksurfaces over and a tiled splash back, inset 1 1/4 stainless steel sink with side drainer and mixer tap, space for freestanding oven with extractor over, space and plumbing for washing machine and dishwasher and space for under counter fridge and freezer.

Conservatory

9'52 x 12'47 (2.74m x 3.66m)

The conservatory is used as two parts, with an area

used for seating which is laid to a brick base with double glazed windows to three aspects, polycarbonate roof, tiled floor and large set of double doors leading out to the rear patio.

The second part of the conservatory runs the width of the property, with double glazed windows to each aspect and two pedestrian doors leading out to the rear garden. (17'19 x 6'74)

Bedroom One

11'95 x 9'12 (3.35m x 2.74m)

Double glazed window to the rear aspect overlooking the garden, large floor to ceiling built in wardrobes, radiator and laid to carpet.

Bedroom Two

8'49 x 9'21 (2.44m x 2.74m)

Double glazed bay window to the front aspect, large set of floor to ceiling built in wardrobes, radiator and laid to carpet.

Bedroom Three

8'52 x 8'76 (2.44m x 2.44m)

Double glazed window to the front aspect, radiator and laid to carpet.

Shower Room

Double glazed opaque window to the rear aspect, pedestal wash hand basin, low level w/c, shaver point, heated towel rail, large double width shower enclosure with MIRA electric shower over and laminate flooring.

Outside

Off Road Parking

Provided by a driveway to the front of the property which further leads to:

Garage

The garage has an up and over door, light, power points and also houses the Worcester Bosch boiler.

Gardens

The front of the property has a garden predominantly laid to lawn with slab laid pathway, enclosed by mature shrubs and bushes. The pathway wraps around the side of the property to provide gated access to the rear garden.

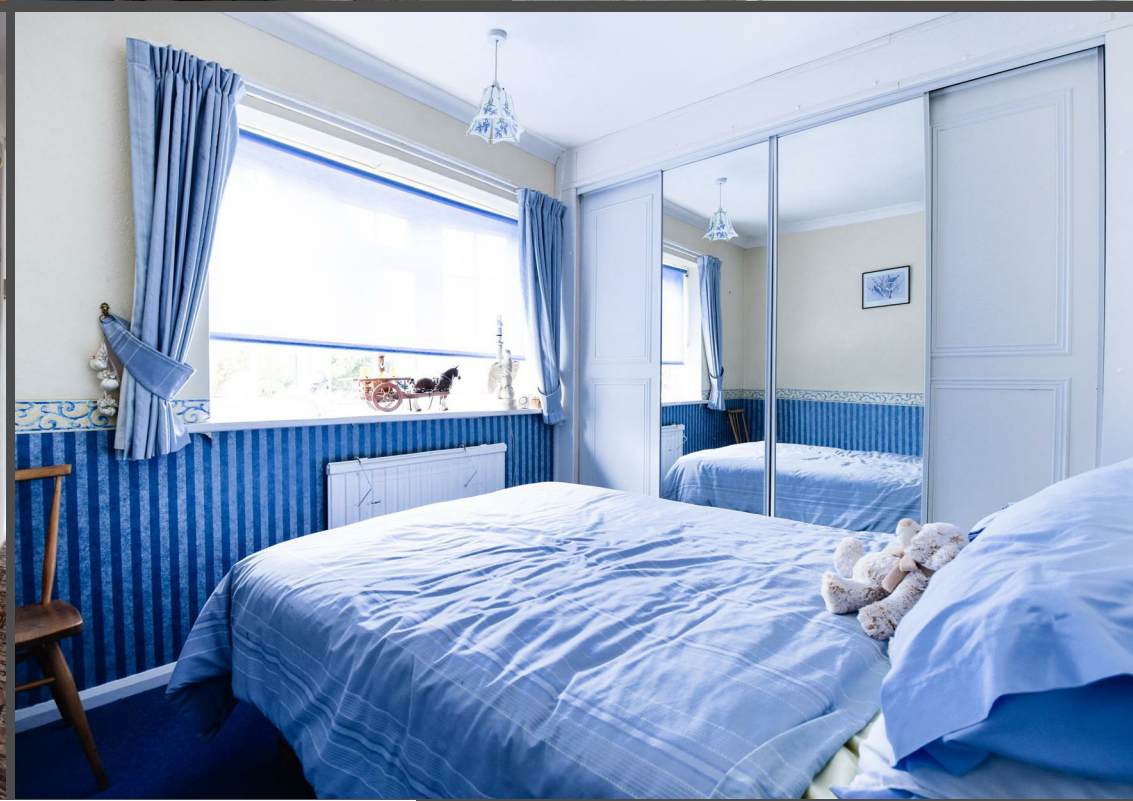
The rear garden has been landscaped to provide a level access terrace from the immediate rear of the property, with steps leading to a further area of garden which is predominantly laid to lawn and enclosed by mature bushes and hedgerow.

Agents Notes

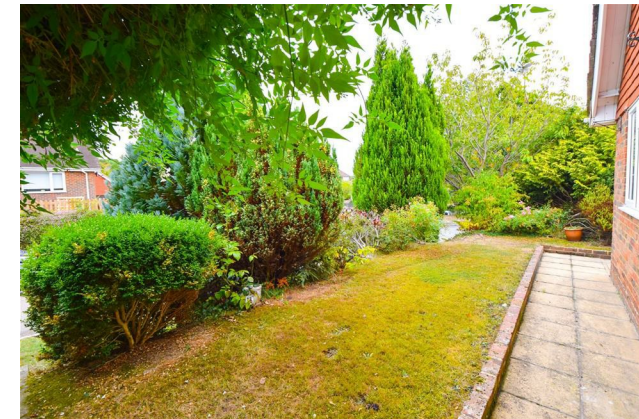
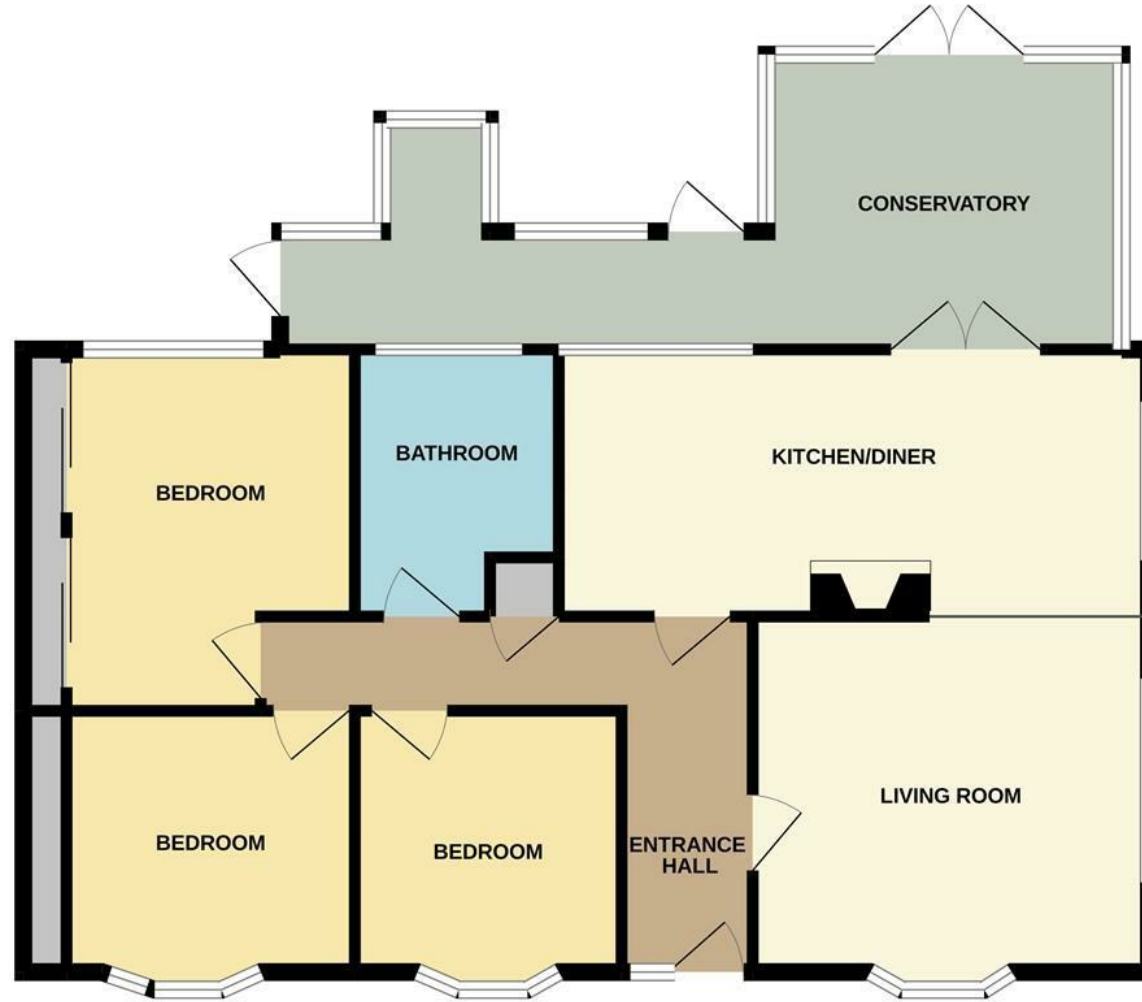
None of the services or appliances mentioned in these sale particulars have been tested.

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 D

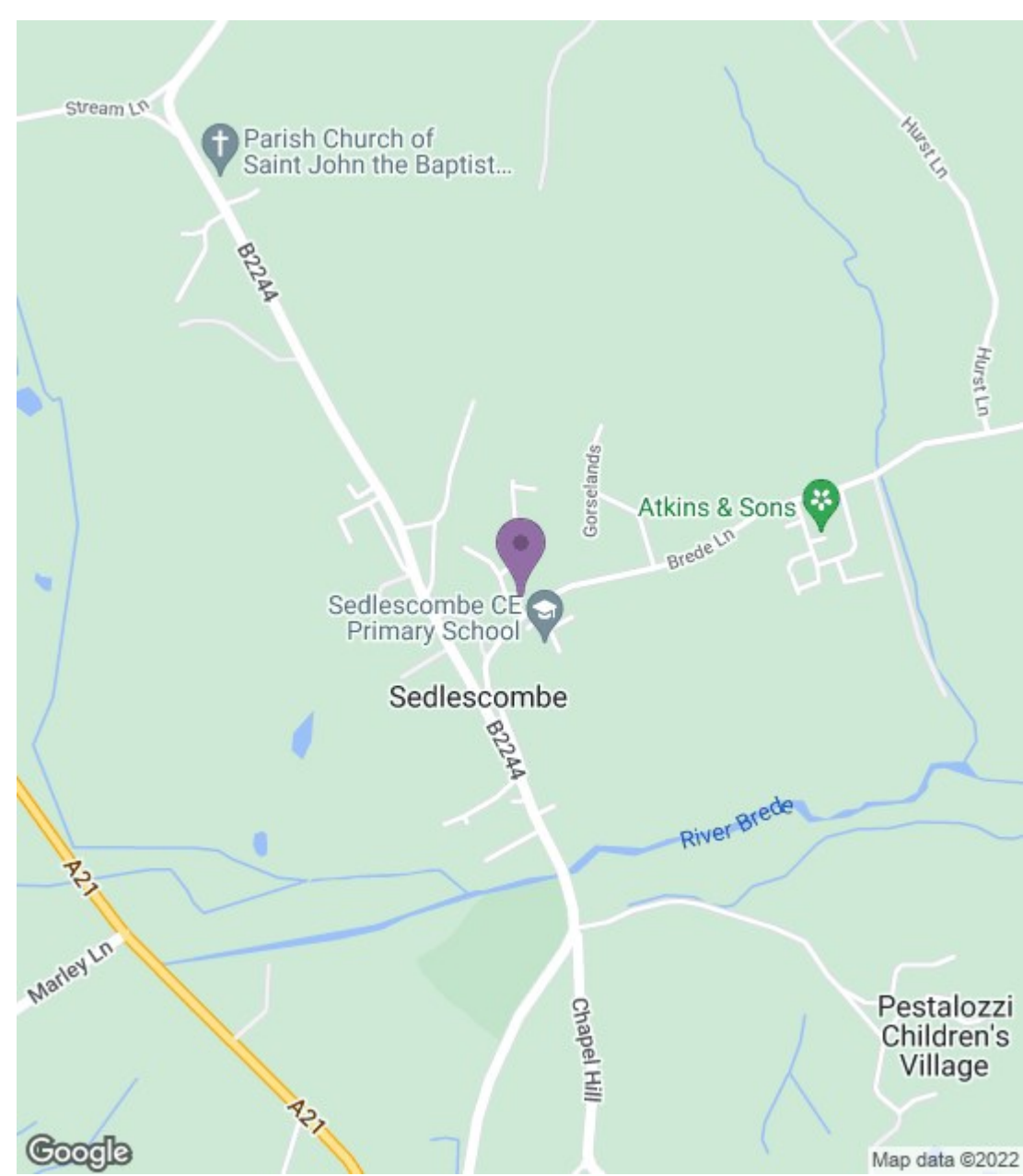


GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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			
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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

**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**