

**RUSH  
WITT &  
WILSON**



**25 Falconers Drive, Battle, East Sussex TN33 0DX  
Offers In Excess Of £325,000**

Rush Witt & Wilson are proud to present to the market this well presented and recently updated link end of terrace property which is situated in a highly sought after residential area just a short walk to the mainline station to London Charing Cross and Battle High Street. The property benefits from recently fitted carpets, kitchen and bathroom. The accommodation comprises an entrance porch, sitting room, kitchen/breakfast room to the ground floor with two bedrooms and a bathroom on the first floor.

Externally the property benefits from a private driveway providing off road parking, which leads to a garage. To the rear is a generously sized south facing enclosed garden which is a particular feature of this property.

The property is to be sold chain free, an internal viewing comes highly recommended via appointed sole agents Rush Witt & Wilson.

Double glazed opaque uPvc door to the front leading into:

#### Entrance Lobby

Laid to carpet with door leading through into:

#### Living Room

13'56 x 11'68 (3.96m x 3.35m)

Double glazed window to the front aspect, radiator, feature fireplace, laid to carpet with stairs leading to the first floor.

Door leading through into:

#### Kitchen / Breakfast Room

8'90 x 11'69 (2.44m x 3.35m)

Double glazed window to the rear aspect with adjoining double glazed pedestrian door leading out to the rear garden, large understairs storage cupboard, radiator,

vinyl flooring and wall mounted Worcester Bosch grencstar boiler.

The kitchen consists of a recently fitted, modern range of matching wall and base mounted units with work surfaces over and a tiled splash back, inset stainless steel sink with side drainer and mixer tap, integrated electric fan assisted oven and inset ceramic hob.

#### First Floor

First floor landing is laid to carpet with loft hatch access and doors to the following:

#### Bedroom One

8'85 x 11'69 (2.44m x 3.35m)

Double glazed window to the rear aspect, built in storage cupboard, radiator and laid to carpet.

#### Bedroom Two

7'48 x 11'66 (2.13m x 3.35m)

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

#### Family Bathroom

Double glazed opaque window to the side aspect, part tiled walls, vinyl flooring, large airing cupboard housing the hotter cylinder, pedestal wash hand basin, low level w/c, shaver point, heated towel rail and panel enclosed bath with electric Triton shower over.

#### Outside

#### Gardens

The front garden is predominantly laid to lawn with flower border and steps leading to the front door. The rear garden is a particular feature of the property, with a slab laid terrace to the immediate rear, large lawned garden enclosed by close board timber fencing, mature trees providing privacy and steps leading up to the rear of the garage providing access via a pedestrian door.

#### Off Road Parking

Driveway to the front of the property which also provides vehicular access to the garage:

#### Garage

The garage features an up and over door, light and power and door leading out to the rear garden. The garage lends itself to possible conversion to a utility space or additional living space (STPP).

#### 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



