

**RUSH  
WITT &  
WILSON**



**2 Windgrove House, Caldbec Hill, Battle, East Sussex TN33 0JR  
£315,000**

**Nestled in the picturesque location of Caldbec Hill in Battle, this charming period semi-detached cottage is a true gem waiting to be discovered. Tucked away in a quiet and secluded setting, this property offers a peaceful retreat while being just a stone's throw away from the vibrant market town High Street and mainline station, ensuring the perfect blend of tranquillity and convenience.**

**As you approach the cottage, you are greeted by a pretty privately enclosed front garden, adding to the character and charm of this delightful home. The nearby single garage and parking space provide practicality and ease for your everyday needs.**

**Step inside, and you will find a well-appointed kitchen, ideal for whipping up delicious meals, and a bay-fronted sitting room featuring an inviting open fire, perfect for cosy evenings during the colder months.**

**The property boasts two cosy bedrooms, offering comfortable spaces to unwind, along with a convenient ground floor bathroom and a useful front porch, adding to the functionality of the layout.**

**Properties like this rarely become available, making this a unique opportunity not to be missed. Offered with no onward chain, this idyllic cottage is ready and waiting for you to make it your own.**



The property is approached from the road via pedestrian access over the driveway of Coverpoint, the neighbouring property. A gate then opens onto the private front garden with pathway leading to:-

### Front Porch

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

Double glazed windows overlooking the garden, ample space for storage, wall lights and traditional wooden glazed door leading into:

### Kitchen

9'8 x 12'4 (2.95m x 3.76m )

Fitted with a matching range of wall and base units with a wood effect work surface, one and a half bowl sink with drainer and mixer tap, integrated oven with four ring electric hob and cooker hood over, integrated fridge/freezer, space and plumbing for washing machine, understairs storage space, space for breakfast table, attractive tiled surround, under and over unit lighting, radiator and double glazed window to side aspect.

### Sitting Room

10'7" x 12'4" into bay (3.23m x 3.78m into bay)

Double glazed bay window to front aspect with delightful views over the garden, working brick fireplace and radiator.

Leading off the kitchen:-

### Rear Lobby

Double glazed uPvc door with side access and further door leading through to:-

### Bathroom

7'9 x 7'3 (2.36m x 2.21m)

Fitted with a low level wc, vanity wash hand basin with mixer tap and storage cupboards below, curved panelled bath with mixer tap and shower attachment, tiled floor, part tiled walls, vaulted ceiling with skylight window, further double glazed window to front aspect and heated towel rail.

### First Floor

### Landing

Double glazed window to front aspect and door leading into:-

### Bedroom One

10'8 x 13'5 (3.25m x 4.09m)

Double glazed bay front window with a delightful outlook over the garden, flooding the room with natural light and with rooftop rural views, radiator and feature cast iron fireplace.

### Bedroom Two

9'1 x 9'8 (2.77m x 2.95m)

Double glazed window to side aspect, radiator, over stairs cupboard housing hot water tank and further cupboard housing electric boiler.

### Outside

### Garage/Parking

17' x 8' (5.18m x 2.44m)

Located at the end of the driveway to Coverpoint is a single garage with an up and over door, a short distance from 2 Windgrove House.

### Front Garden

Beautifully landscaped by the present owner and principally laid to lawn with flower and shrub borders with further raised sleeper beds, seating

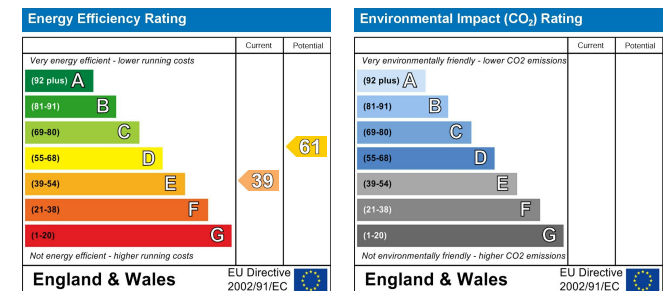
area adjacent to the property with far reaching rooftop views.

Steps down with side access to the rear of the property with a small area of decking and a cupboard store.

### Agents Note

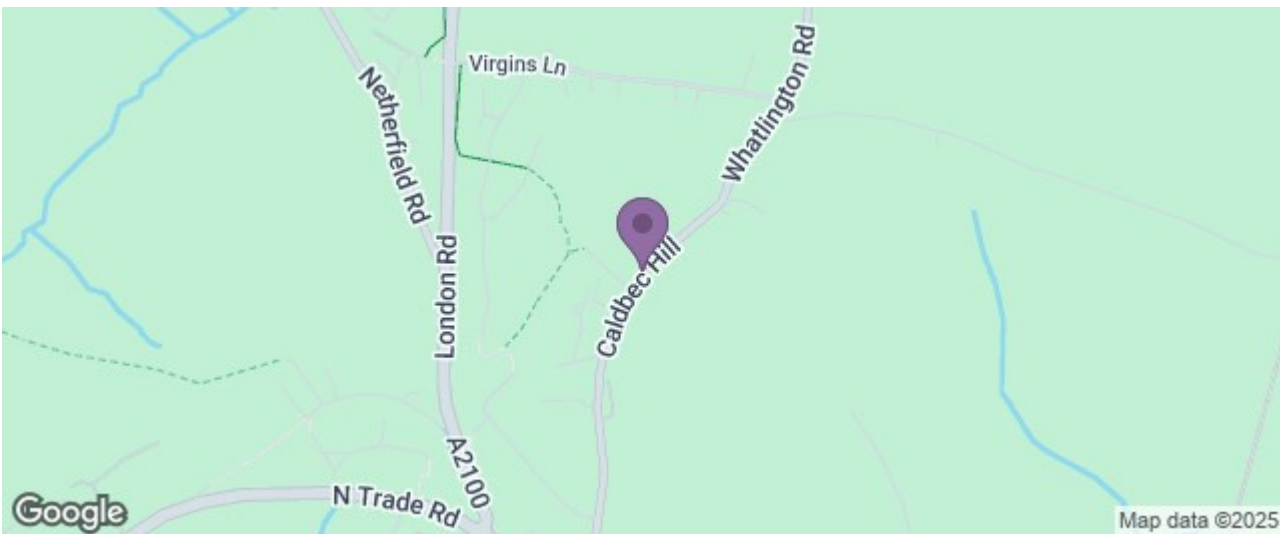
None of the services or appliances mentioned in these sale particulars have been tested.

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.









**2 Windgrove House, Caldbeck Hill, Battle, TN33 0JR**  
APPROX. GROSS INTERNAL FLOOR AREA 640 SQ FT 68.5 SQ METRES (EXCLUDES GARAGE & OUTBUILDING)



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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**