

RUSH
WITT &
WILSON



Little Orchard Marley Lane, Battle, East Sussex TN33 0BB
£244,000

Nestled on Marley Lane in the picturesque town of Battle, this charming semi-detached cottage presents a delightful opportunity for those seeking a quaint yet convenient lifestyle. Just a short stroll from the vibrant High Street and the mainline station, which offers direct services to London Charing Cross, this property is perfectly positioned for both commuters and those who enjoy the local amenities.

As you enter, you will be greeted by a wealth of period features that add character and warmth to the home. The exposed timbers, wooden latch doors, and a cosy fireplace with a wood-burning stove create an inviting atmosphere, perfect for relaxing evenings. The cottage comprises a charming kitchen, a sitting room, and a well-appointed ground floor bathroom, along with a separate cloakroom for added convenience. The bedroom offers a peaceful retreat, ideal for restful nights.

The exterior of the property is equally enchanting, featuring a beautifully landscaped cottage garden. This outdoor space includes a summerhouse and a breeze house, making it an ideal setting for al fresco dining and entertaining friends and family.

Offered chain-free, this delightful cottage is not only a perfect holiday let or lock-up-and-leave retreat but also a lovely manageable property for those looking to downsize or enjoy a simpler lifestyle.



The property is approached via a gated pathway leading to a covered entrance with exterior lighting and wooden and glazed door into:-

Entrance Porch

Large walk-in storage cupboard housing a Worcester central heating boiler, slate tiled floor.

Cloakroom

Small frosted window, low level wc, radiator.

Step down from entrance into:-

Kitchen

8'9 x 5'6 (2.67m x 1.68m)

Traditional farmhouse style kitchen, window overlooking garden, base and drawer units with a wall mounted glass display cabinet, fitted shelving, roof line window providing plenty of natural light, part tiled walls, butler sink with mixer tap, space for cooker, Victorian style radiator, Chinese slate flooring.

Bathroom

Frosted window to rear aspect, bath with shower attachment, painted wood panelled walls, tiled surround round bath and shower, circular wash hand basin with mixer tap, heated towel rail, fitted corner medicine cabinet.

Sitting Room

12'8 x 10'6 (3.86m x 3.20m)

Window to front aspect, Victorian style radiator, parquet flooring, open fireplace with small bressumer style beam, wood burning stove on an exposed brickwork heart, exposed wall and ceiling timbers, wall mounted lighting under stairs storage cupboard housing meters.

First Floor

Landing Area

Small window to front aspect, Victorian style radiator.

Bedroom

13'5 x 10'9 (4.09m x 3.28m)

Window to front aspect, Victorian style radiator, feature fireplace with bressumer style beam and exposed brickwork chimney, loft hatch and built-in cupboard, exposed timbers.

Outside

Rear Garden

The attractive rear gardens are a particular feature of this property with Indian sand stone walled terrace with flower planted borders, outside tap, log store and exterior lighting. Steps lead up to the main rear garden which is laid to lawn and is a nice private setting which also includes a breeze house perfect for outside dining with outside heaters, a timber store and a summerhouse.

Summer House

8'6 x 8'6 (2.59m x 2.59m)

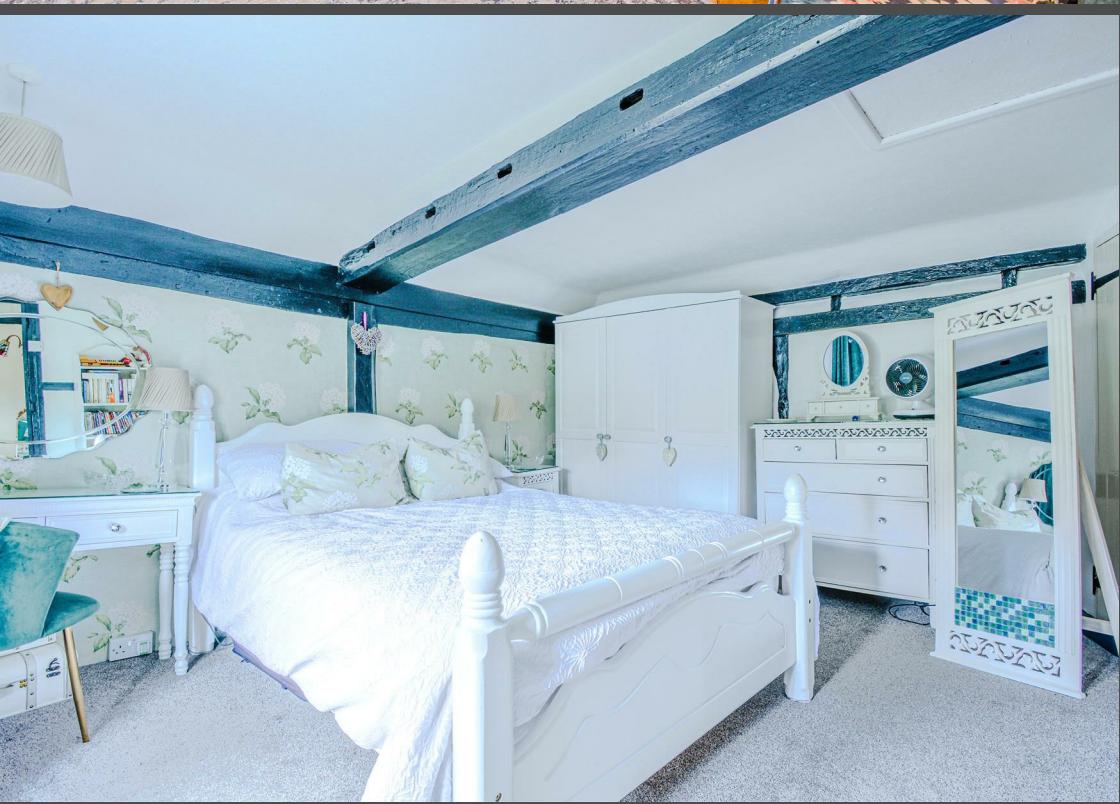
The summer house is currently used as outdoor accommodation.

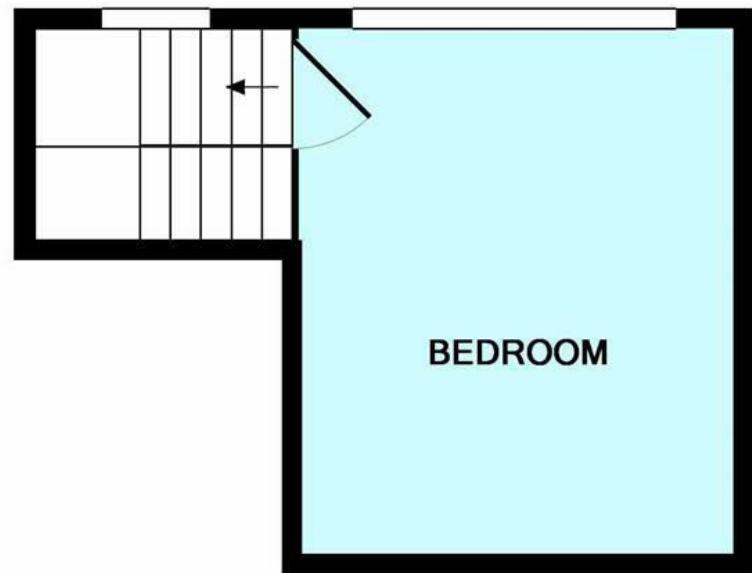
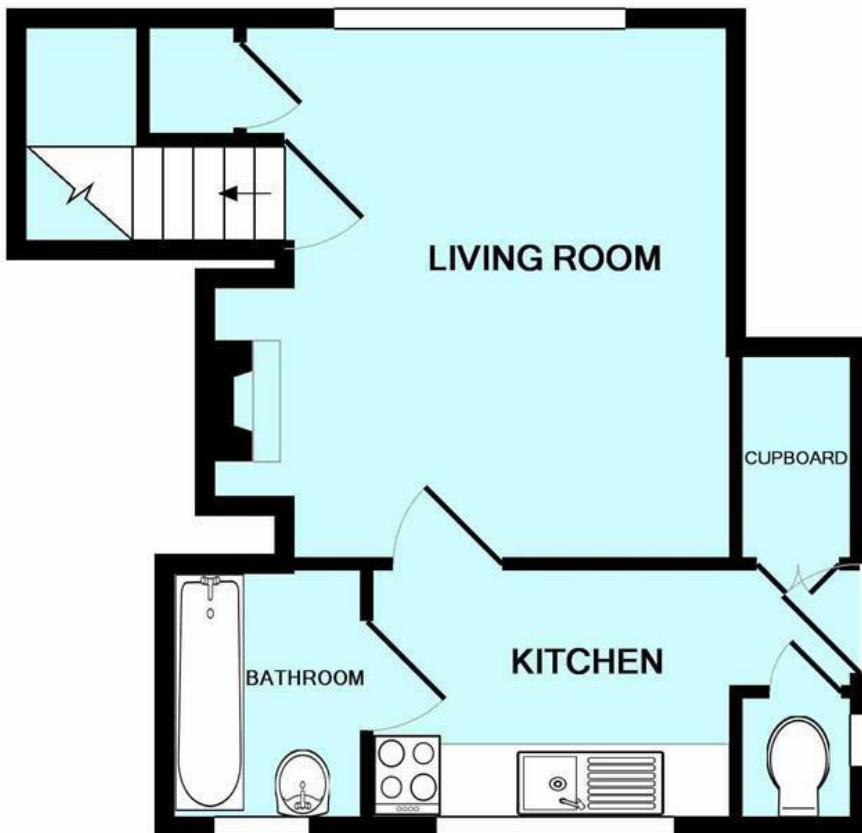
Agent Notes

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



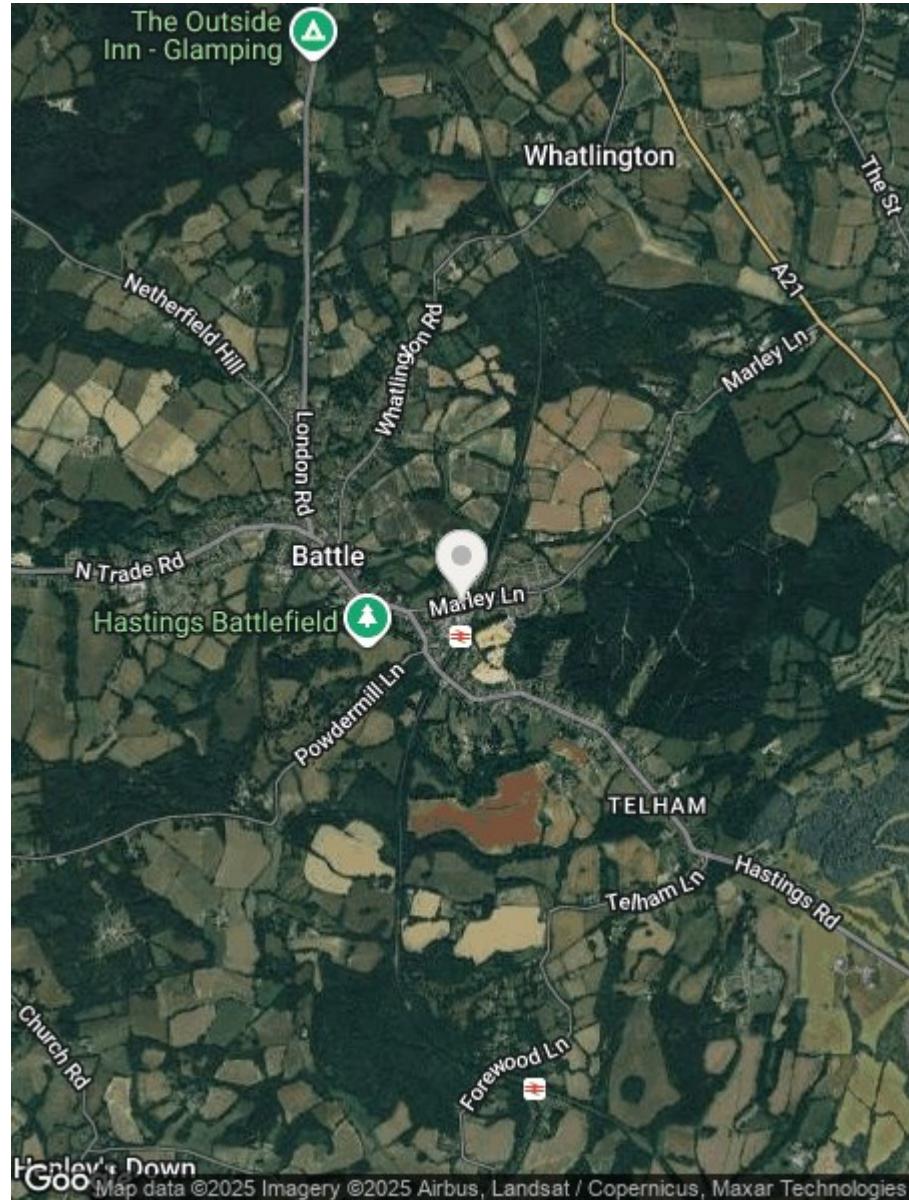


1ST FLOOR
APPROX. FLOOR
AREA 183 SQ.FT.
(17.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 501 SQ.FT. (46.5 SQ.M.)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(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		88
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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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