

**RUSH
WITT &
WILSON**



2 Norman Close, Battle, East Sussex TN33 0BD
£459,950

This immaculately presented and fully refurbished detached bungalow is situated at the end of a quiet sought after close that is conveniently located within walking distance of a mainline station serving London Charing Cross and the bustle market town High Street with excellent amenities and schools.

Finished to an exceptional high standard throughout, the bright and welcoming accommodation comprises an entrance hall with built-in storage cupboards, a semi open plan dual aspect sitting/dining room that leads into a stunning kitchen/breakfast room with return door to the entrance hall, bathroom and three bedrooms with built-in wardrobes.

Outside there is off street parking, a single garage and a pleasant level corner garden.

It should be noted that a side extension to the kitchen has been approved under application RR/2021/2640/P which would occupy the current decked seating area.



The property is approached via the driveway leading to a covered entrance and a uPvc glazed door leading into:-

Entrance Hall

That forms an 'L' shape with three built-in storage cupboards, ceiling lighting and radiator.

Sitting/Dining Room

14'5 x 11'8 (4.39m x 3.56m)

This stunning room is flooded with natural light via two large picture double glazed windows, ceiling lighting, radiator and feature fireplace. The living space offers a semi-open plan feel, ideal for entertaining, opening into a dining area that intern opens into the kitchen.

Kitchen/Breakfast Room

18'2 x 9'2 (5.54m x 2.79m)

This stunning kitchen has been beautifully designed and comprises of matching wall and base mounted units with a breakfast bar, quartz work surface and matching up stand and splash back, inset sink with mixer tap, integral eye level Bosch oven and microwave, integral dishwasher, pull out bin drawer, space for American style fridge/freezer, inset ceiling lighting double glazed windows to the side and front of the property flooding the space with natural light. Double

glazed uPvc door with garden access, inset lighting and return door to entrance hall.

Bedroom One

11'6 x 10'8 (3.51m x 3.25m)

Enjoying a dual aspect via double glazed windows to the side and rear of the property, built-in wardrobe, ceiling lighting and radiator.

Bedroom Two

10'9 x 9'4 to the max (3.28m x 2.84m to the max)

Double glazed window to rear aspect, ceiling lighting, radiator and built-in wardrobe.

Bedroom Three

7'9 x 9'4 (2.36m x 2.84m)

Double glazed window to side aspect, ceiling lighting, radiator and built-in wardrobe.

Bathroom

8'8 x 5'4 (2.64m x 1.63m)

Fitted with a low level w.c, vanity wash hand basin with mixer tap and storage beneath, bath with mixer tap and shower over with hand held attachment and fixed rainfall shower head, part tiled walls, inset ceiling lighting, heated towel rail and double glazed obscured window to side aspect.

Garage/Driveway

Driveway provided parking and leads to the single garage with an up and over door that has a pedestrian door into the rear garden.

Rear Garden

The rear garden wraps around the property making the most of the corner plot. It is fence and hedgerow enclosed and has gated access from the driveway. Predominately laid to lawn with an attractive decked seating area tucked away to the side ideal for alfresco dining and entertaining.

Agents Notes

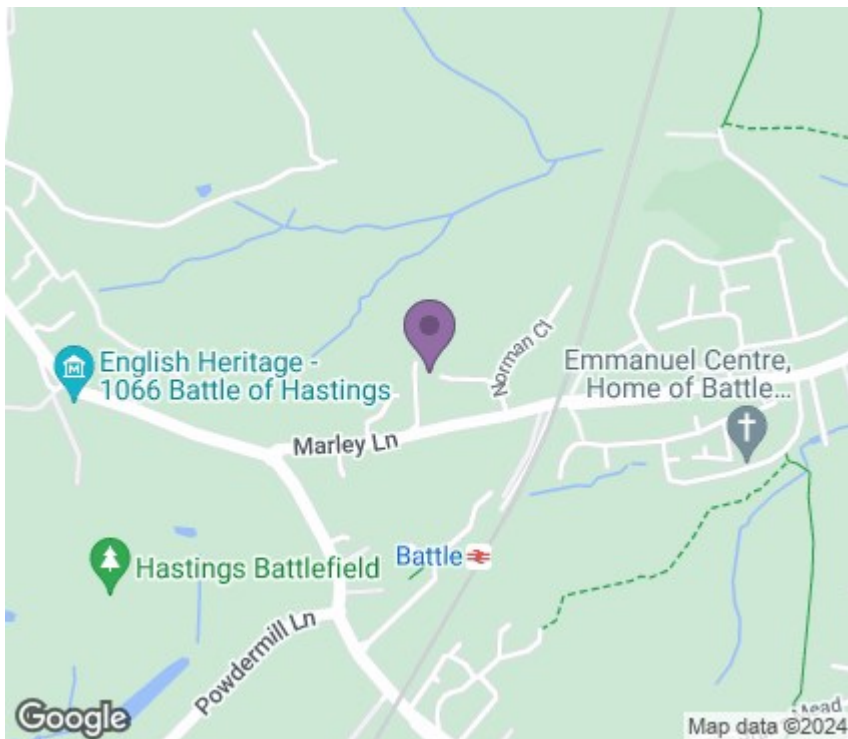
None of the services or appliances mentioned in these sale particulars have been tested.

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







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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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