

RUSH  
WITT &  
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**Bonnie Place Whatlington Road, Battle, East Sussex TN33 0NA**  
**Offers In Excess Of £650,000**

**Rush Witt & Wilson are proud to present to the market this beautifully presented detached three bedroom bungalow. It is positioned in a highly desirable location on the fringes of Battle, which is favoured for its mainline station with services to London Charing Cross, shopping facilities, excellent cafes and also within Claverham school catchment.**

**This substantial detached bungalow enjoys an elevated position which provides stunning rural views to the front and large rear garden with a sunny southerly aspect extending to approximately 100ft.**

**The current owner has significantly improved the property to a modern contemporary feel, which benefits from new black framed double glazing, recently conversion of the garage which provides a perfect entertaining space. This leads through into a newly fitted high gloss kitchen with high specification integrated appliances and breakfast bar. The specification continues through the property with internal engineered oak doors with matte black ironmongery, feature fireplace with inset wood burning stove, newly fitted carpets and stylish column radiators.**

**An internal viewing comes highly recommended via appointed sole agents Rush Witt & Wilson.**



Driveway leading to steps up to the front door:

**Entrance Hallway**

Composite front door, coir matt, two column radiator, loft hatch access, storage cupboard and laid to carpet.

Doors off to the following:

**Dining Room**

10'90 into 13'75 x 20'86 (3.05m into 3.96m x 6.10m)

Two large double glazed windows to the front aspect both with stunning countryside views, vinyl tiled flooring, two column radiators.

Large opening leading through into:

**Kitchen**

7'84 x 20'99 (2.13m x 6.10m)

Double glazed window to the rear aspect overlooking the garden, barn style door leading through into the conservatory, continuation of the flooring from the dining area and further doorway leading through into the living room.

The fitted kitchen consists of a modern range of contemporary wall and base mounted units, with floor to ceiling units and breakfast bar. They are all fitted with granite style work surfaces. There is a range of high specification integrated Neff and Zanussi appliances including, two ovens, induction hob with extractor over, fridge freezer and slimline dishwasher. There is also a modern under counter sink with matte black mixer tap.

**Conservatory / Boot Room**

12'31 x 7'43 (3.66m x 2.13m)

Built to a brick base, with double glazed windows to each side, two sets of double doors to front and rear, polycarbonate roof, radiator and tiled flooring.

**Living Room**

19'91 x 11'54 (5.79m x 3.35m)

Dual aspect with a double glazed window to the side aspect and large set of double French doors with adjacent windows to either side, feature fireplace with inset woodturning stove, doorway leading through to the hallway, column radiator and laid to carpet.

**Bedroom One**

11'75 x 9'35 (3.35m x 2.74m)

Double glazed window to the front aspect with outstanding views over adjoining countryside, radiator and laid to carpet.

**Bedroom Two**

11'95 x 11'78 (3.35m x 3.35m)

Double glazed window to the front aspect with the same fantastic views over adjoining countryside, large mirror fronted built in wardrobes, radiator and laid to carpet.

**Bedroom Three**

10'97 x 9'31 (3.05m x 2.74m)

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

**Family Bathroom**

Double glazed opaque window to the rear aspect, double width shower enclosure with electric thermostatic control, heated towel rail, radiator, shaver point, extractor fan, vinyl flooring and two large sets of built in solid wood units with inset wash hand basin, fitted mirror and low level w/c with concealed cistern.

**Separate w/c**

Double glazed opaque window to the rear aspect, built in units with inset wash hand basin, low level w/c with concealed cistern, shaver point, large airing cupboard, radiator and vinyl flooring.

**Outside**

**Driveway**

Large heringbone block paved driveway to the front providing off road parking for multiple vehicles, which is retained by a sleeper wall to the front, with steps leading to the front of the property.

**Gardens**

To the front of the property a small area of lawn with mature borders to the side. A particular feature of the property is the excellent sized rear garden. Landscaped to provide a patio to the immediate rear, brick built flower beds with steps that lead to a large area of lawn enclosed by hedging. Furthermore there is a large timber shed/outbuilding which does offer potential to convert for home office.

**Agents Notes**

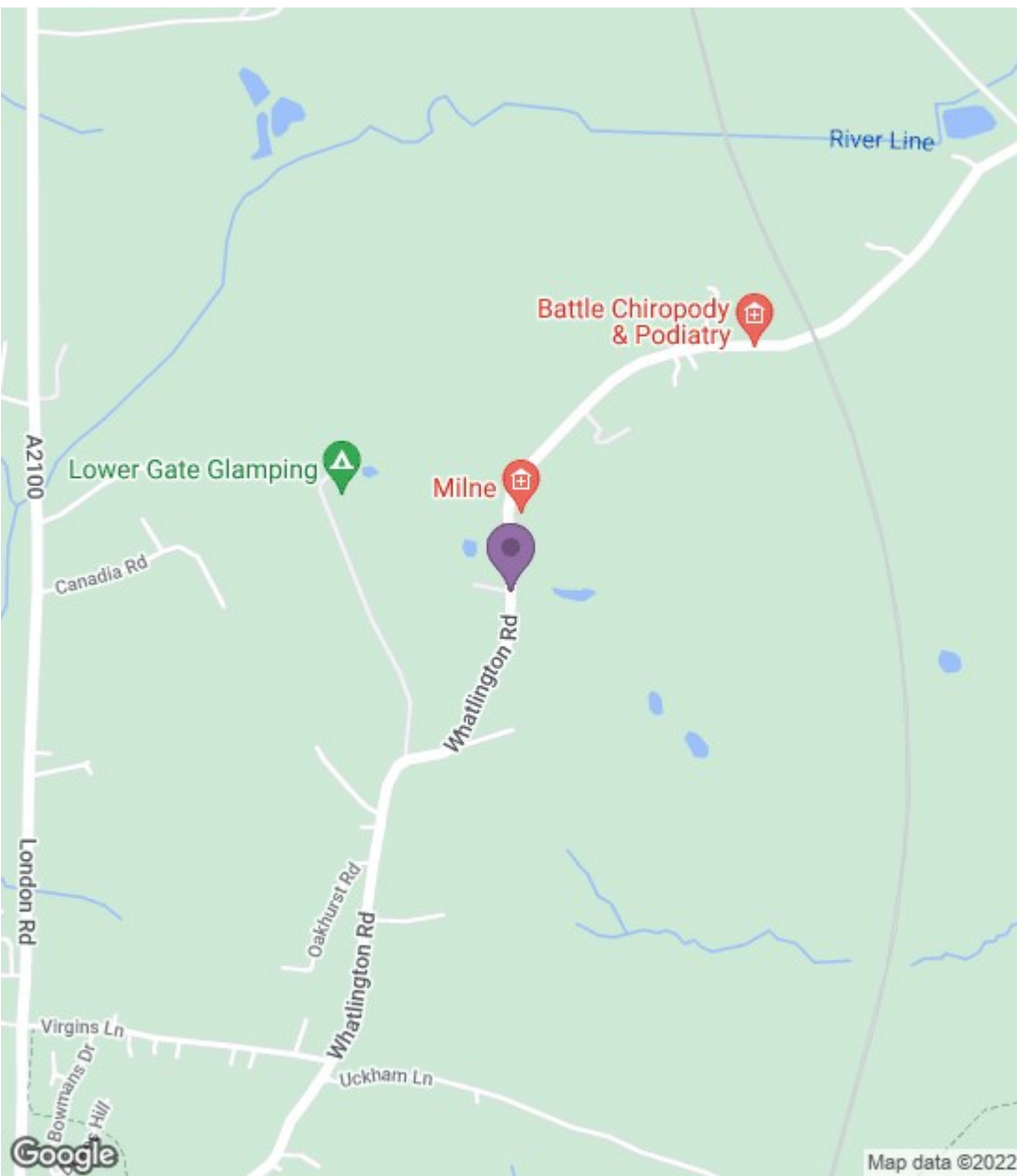
None of the services or appliances mentioned in these sale particulars have been tested.


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: E







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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