

**RUSH  
WITT &  
WILSON**



**3 Mitre Way, Battle, TN33 0BQ  
£350,000**

**This delightful end terrace townhouse offers a perfect blend of comfort and convenience. Spanning three floors, the property boasts a light and airy atmosphere, making it an ideal family home.**

**Upon entering, you are welcomed into a generous sitting room, enhanced by a lovely bay window that invites natural light to fill the space. The well-appointed kitchen/dining room provide an excellent area for family meals and entertaining guests. A convenient cloakroom adds to the practicality of the ground floor. The accommodation features four spacious bedrooms, thoughtfully arranged over the upper floors. The master suite, located on the second floor, includes an en-suite shower room, providing a private retreat. The first floor hosts three additional bedrooms, along with a well-equipped bathroom, ensuring ample space for family and guests alike.**

**Outside, the property benefits from an allocated parking space, a valuable asset in this bustling market town. The low-maintenance southerly facing garden offers a perfect spot for relaxation and outdoor enjoyment, allowing you to soak up the sun with ease.**

**Conveniently located just a stone's throw from the mainline station, commuting is a breeze, while the vibrant High Street, with its array of shops and amenities, is only a short walk away. This property presents an excellent opportunity for those seeking a spacious and well-located family home in the heart of Battle.**



The property is approached via steps and a block paved pathway leading up from the parking space to a covered entrance with exterior lighting and wooden and glazed entrance door leading through to:

**Entrance Hall**

14'8 x 4'9 (4.47m x 1.45m)

Radiator, understairs storage cupboard, fully carpeted stairs rising to the first floor and doors off to the following:

**Cloakroom/WC**

3'1 x 4'8 (0.94m x 1.42m)

Wooden double glazed obscure window to front aspect, low level wc, corner wash hand basin with mixer tap, tiled floor, part tiled walls, radiator.

**Kitchen/Dining Room**

9'4 x 14'8 (2.84m x 4.47m)

Wooden double glazed window to front aspect. Fitted with a matching range of cream cottage style wall and base mounted units with a wooden work surface, one and a half bowl inset sink with side drainer and mixer tap, integral oven with five ring gas hob and stainless steel cooker hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, laminate flooring, radiator, wall mounted gas fired boiler, combination of inset and pendant lighting and space for dining table.

**Sitting Room**

13'4 extending to 15'9 into the bay x 17'6 (4.06m

extending to 4.80m into the bay x 5.33m)

This lovely room is flooded with lots of natural light via wooden double glazed bay window and a set of French doors with views and access onto the rear garden, wall lights, radiator and feature fireplace.

**First Floor**

**Landing**

Stairs rising to the second floor, doors off to the following:

**Bedroom Two**

11'3 x 13'4 (3.43m x 4.06m)

Wooden double glazed window to rear aspect, radiator.

**Bedroom Three**

10'8 x 14'9 max (3.25m x 4.50m max)

Velux window to front aspect, radiator, restricted head height to the eaves.

**Bedroom Four/Study**

9'8 x 6'1 (2.95m x 1.85m)

Wooden double glazed window to rear aspect, radiator.

**Bathroom**

5'6 x 7'8 (1.68m x 2.34m)

Wooden obscure glazed window to front aspect, fitted with a low level wc, pedestal wash hand basin with mixer tap, panel enclosed bath with Victorian style mixer tap and shower attachment, tiled floor, shaving point, radiator, extractor fan.

**Second Floor**

**Landing**

Doorway leading into:

**Master Bedroom**

14'1 x 13' max (4.29m x 3.96m max)

Velux window to rear aspect, access to loft space, eaves storage space, radiator, door leading through to:

**En-Suite Shower Room**

7'4 x 5' max (2.24m x 1.52m max )

Forming a slightly irregular shape with restricted head height to the eaves, Velux window to rear aspect, low

level wc with concealed cistern, vanity wash hand basin with mixer tap, shower cubicle, tiled floor, radiator.

**Outside**

**Front Garden**

Low maintenance garden with gravel area and hedge border.

**Rear Garden**

The garden enjoys a sunny southerly aspect, enclosed with close board timber fencing, gated access onto Station Approach, exterior lighting, paved patio area to the immediate rear of the property which is idea for al-fresco dining, small area of level lawn, further level pea-shingle area with space for timber shed.

**Parking**

Single allocated parking space.

**Agents Note**

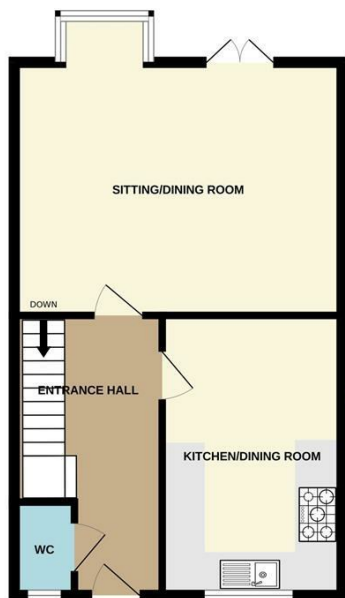
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band - D



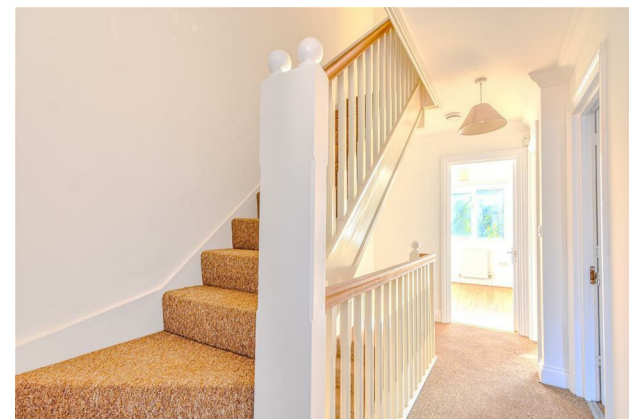
GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



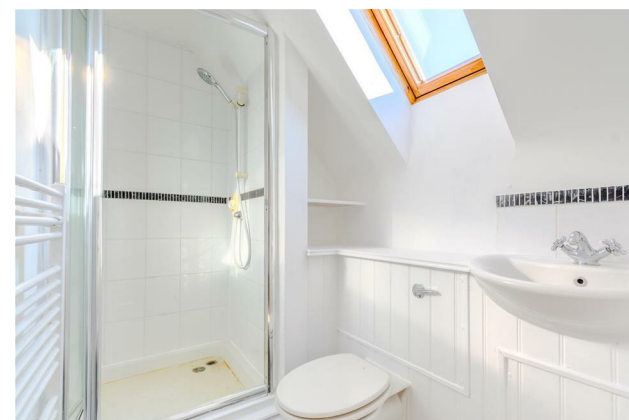
TOTAL FLOOR AREA : 1263 sq.ft. (117.4 sq.m.) approx.

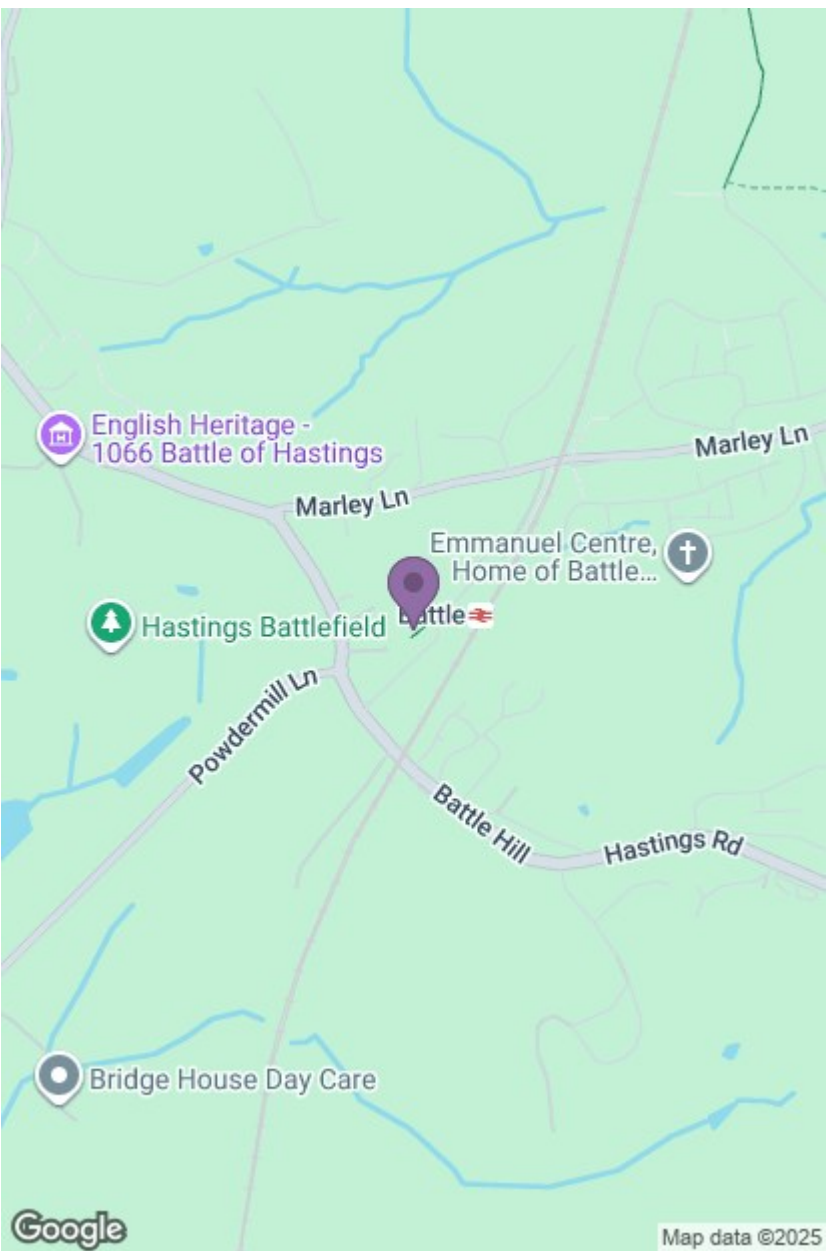
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| 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                             |   | 74                      | 84                      |
|                                             |   | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential               |
|-----------------------------------------------------------------|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |                         |
| (82 plus)                                                       | A |                         |                         |
| (61-81)                                                         | B |                         |                         |
| (40-60)                                                         | C |                         |                         |
| (25-40)                                                         | D |                         |                         |
| (10-24)                                                         | E |                         |                         |
| (1-9)                                                           | F |                         |                         |
| (1-9)                                                           | G |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |                         |
| England & Wales                                                 |   |                         |                         |
|                                                                 |   | EU Directive 2002/91/EC | EU Directive 2002/91/EC |





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