

RUSH  
WITT &  
WILSON



**17 Battle Gates, Battle, East Sussex TN33 0JD**  
**£375,000**

Ideally situated in this highly desirable location, within walking distance of Battle High Street and mainline station serving London Charing Cross and with access to regular public transport with a near by bus stop. Is this delightful and beautifully presented semi-detached two bedroom bungalow.

This is a fantastic low maintenance option for anyone looking for single story property with easily assessable living. The accommodation has been updated and modernised and comprises a light and airy entrance hall, sitting/dining room with large picture window, high gloss integral kitchen overlooking the pretty rear garden, two bedrooms with built-in wardrobes and a modern shower room. Outside there is a single garage with a remote operated door and a pretty, well stocked level rear garden.

\*\*\*\*\* Available Chain Free \*\*\*\*\*



The property is approached via a pathway leading to a composite and glazed front door leading into:-

### **Entrance Hall**

Flooded with light via the floor to ceiling obscured double glazed panel window, ceiling lighting, radiator, loft hatch access, storage cupboard with room for coats and boots also housing the meters and further linen cupboard.

### **Sitting/Dining Room**

21'5 x 12'4 reducing to 9'4 (6.53m x 3.76m reducing to 2.84m)

With large double glazed window to front aspect, ceiling lighting, two radiators, modern gas fire, space for seating and dining table.

### **Kitchen**

13' x 8'4 (3.96m x 2.54m)

Fitted with a comprehensive range of high gloss white wall and base mounted units with a work surface over, 1 1/2 bowl sink with drainer and mixer tap, integral eye level oven and four ring gas hob integral fridge/freezer and slimline dishwasher, breakfast bar area, ceiling lighting, heated towel rail, attractive tiled surround, large walk-in cupboard that houses the wall mounted gas fired boiler, double glazed window to rear garden aspect and uPvc double glazed door with rear garden access.

### **Bedroom One**

8'9 x 11' (2.67m x 3.35m)

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

### **Bedroom Two**

9' x 10'1 (2.74m x 3.07m)

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

### **Shower Room**

5'9 x 8'3 (1.75m x 2.51m)

Fitted with a concealed low level w.c with built-in side storage, vanity wash hand basin with storage beneath

and mixer tap, large shower cubicle with built-in seats, heated towel rail, radiator, ceiling lighting and double glazed obscured windows to side aspect.

### **Outside**

#### **Front Garden**

Low maintenance front garden with access down to the parking area and side access to the garage and rear gate.

#### **Rear Garden**

This delightful well maintained rear garden is fence enclosed with gated side access. There is a large level seating area adjacent to the property ideal for outdoor entertaining and a further paved seating area tucked away at the rear also housing a potting shed. The garden is predominantly laid to a level lawn with well stocked flower and shrub borders and has an outside tap and step that lead down to a pathway and access into the garage via the pedestrian door.

#### **Garage**

Single garage attached to the neighbours with a remote operated door, power, lighting and pedestrian door into the rear garden.

#### **Agent Notes**

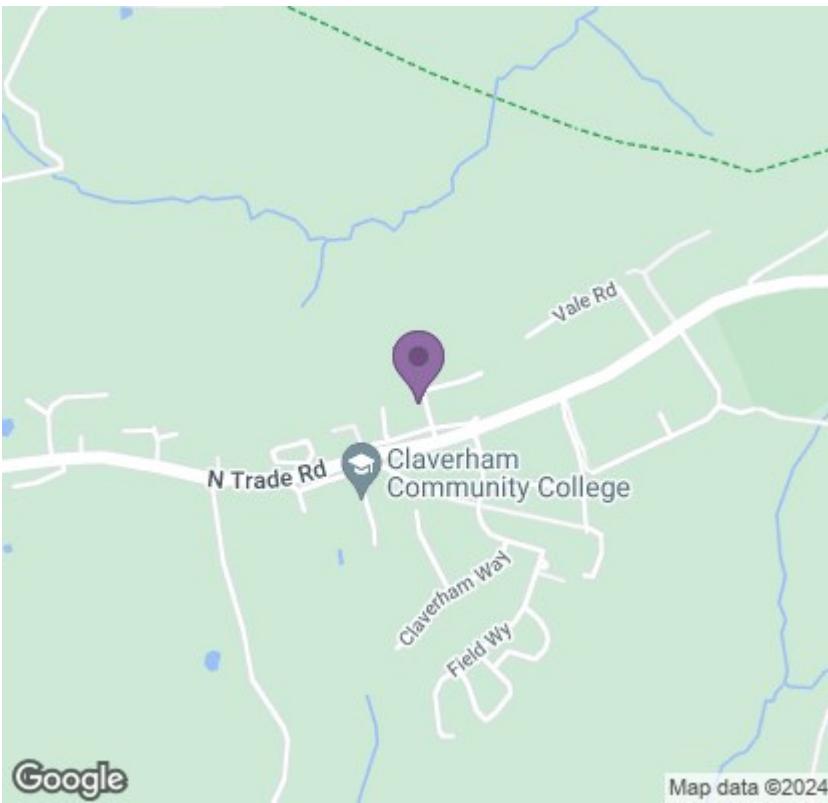
None of the services or appliances mentioned in these sale particulars have been tested.

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



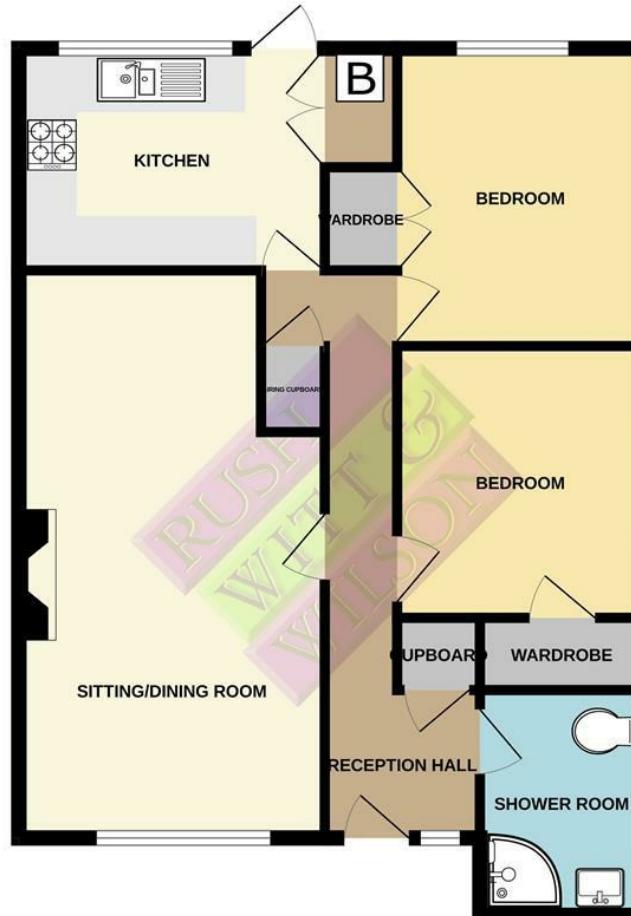




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <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	

GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 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. The plan is for guidance 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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