

**RUSH
WITT &
WILSON**



Norton Tollgate Road, Battle, TN33 0RH
Guide Price £600,000 - £650,000 Freehold

****GUIDE PRICE £600,000-£650,000****

This well-proportioned three bedroom detached home sits in the heart of Sedlescombe and offers a charming blend of space, versatility and village living. Set back from the road, the property boasts front and rear gardens, a generous driveway for multiple vehicles, and a large detached garage with adjoining workshop. The workshop provides excellent scope for a hobby room, home studio or potential annexe conversion, subject to the necessary permissions. Inside, the layout is both practical and flexible. The main bedroom features built-in storage and direct access to a private decked area, while a further double bedroom also benefits from fitted storage. The top-floor bedroom is full of character, with under-eaves cupboards, exposed beams and twin Velux windows. A ground-floor room offers useful versatility as a study, snug or occasional bedroom. The bright living room opens onto a decorative patio, creating an inviting indoor-outdoor flow ideal for entertaining or relaxing. The kitchen/diner offers a good range of cupboards, ample worktop space, dual-aspect windows and space for appliances. A family bathroom and additional WC complete the accommodation. Externally, the decked area off the main bedroom provides a private space for outdoor relaxation, while the patio extends the living area from the lounge. The gardens offer plenty of room for planting, play or simply enjoying the peaceful surroundings. Conveniently located within walking distance of village amenities, woodland walks and the well-regarded Sedlescombe Primary School, the property also enjoys easy access to the A21, mainline stations at Battle and Robertsbridge, and the coast just a short drive away.







RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

123.7 m²

1332 ft²

Reduced headroom

2.2 m²

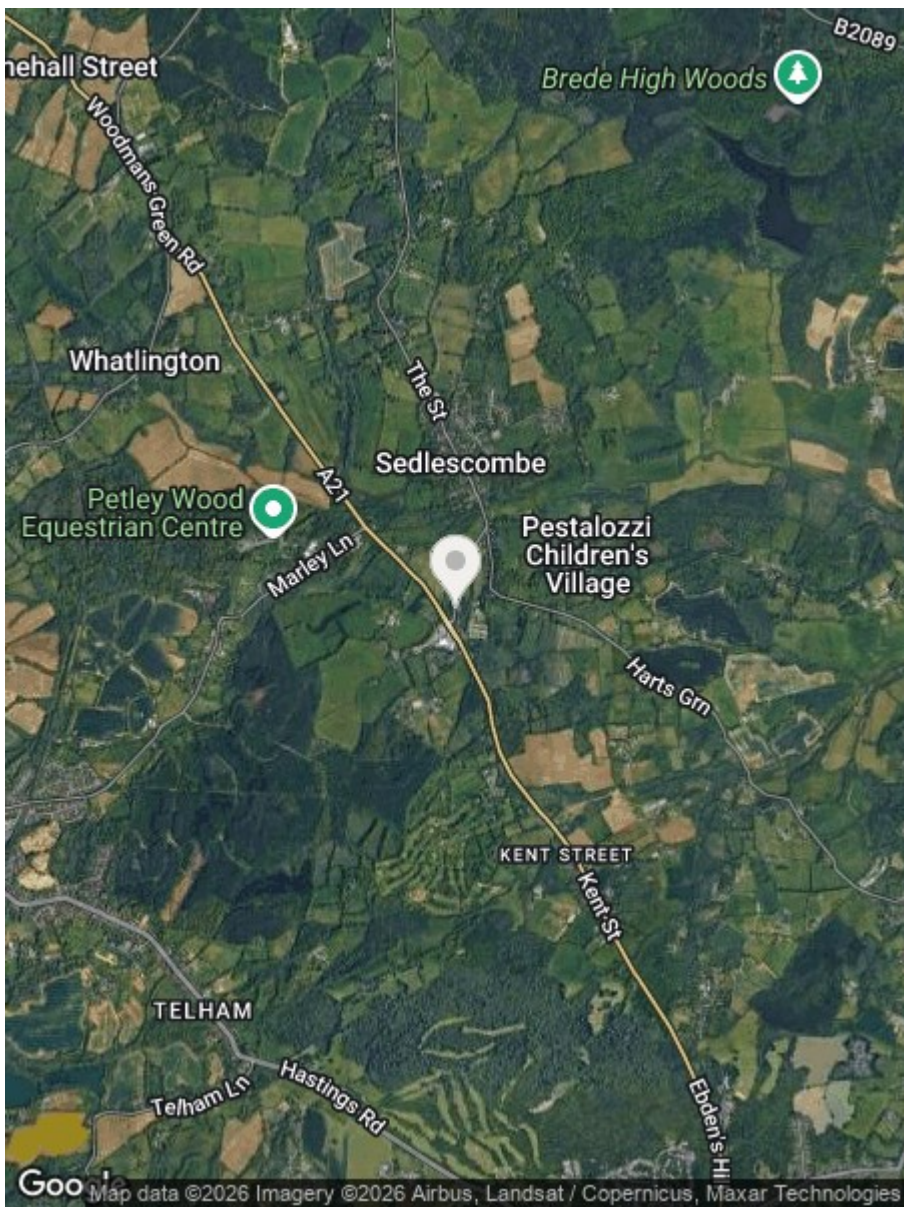
23 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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		
	64	81
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	

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

- Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT: The VAT position relating to the property may change without notice.
- To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**