

**RUSH
WITT &
WILSON**



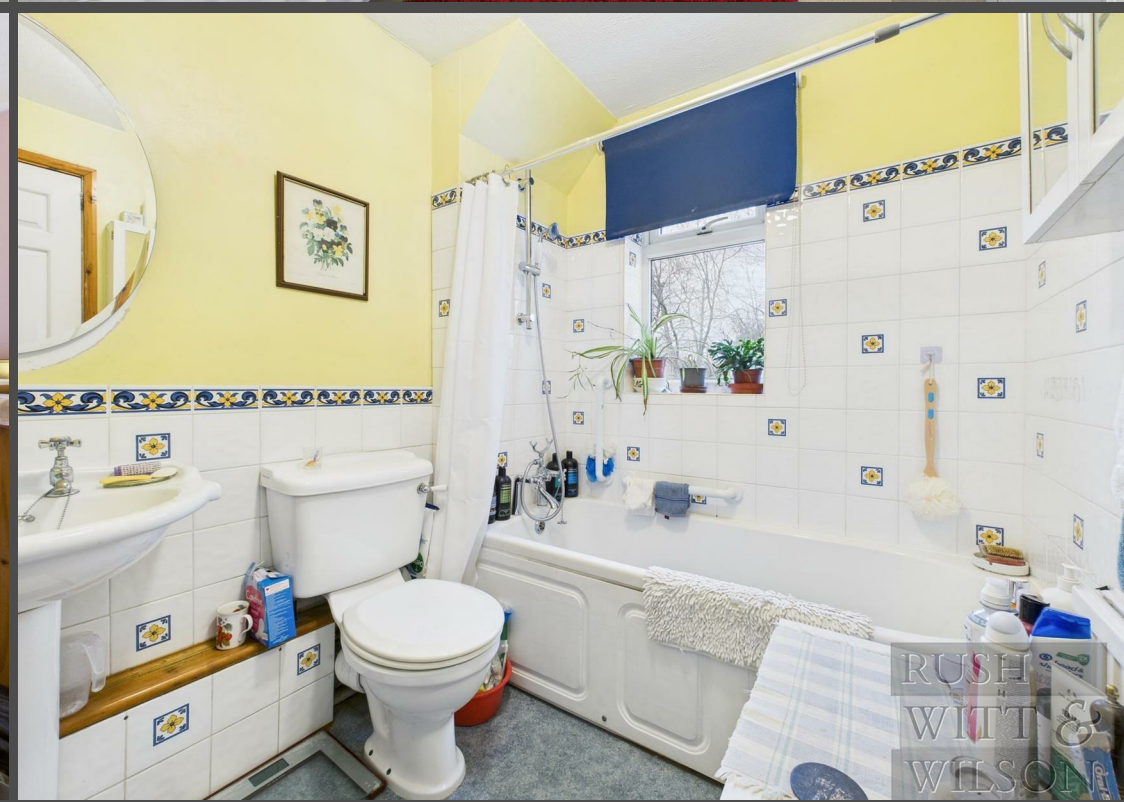
Highrise Cottage The Stream, Catsfield, East Sussex TN33 9BB
Guide Price £500,000 - £550,000 Freehold

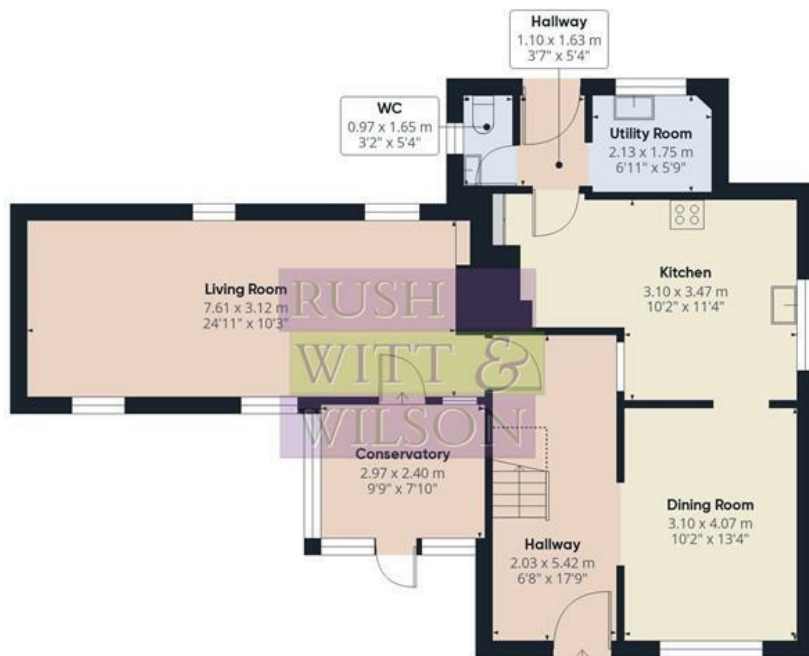
Guide Price £500,000-£550,000

Set in the heart of the popular village of Catsfield, this substantial four/five bedroom detached home enjoys a private position, centrally placed within its plot and surrounded by gardens that wrap around the property, offering versatility and seclusion. The village offers a local pub, convenience store and post office, alongside countryside walks and a highly regarded primary school. The property is also in the catchment for Claverham and other sought-after schools, with the historic town of Battle and its mainline station a short distance away, while the seaside town of Bexhill is easily accessible. Approached via a gated driveway, the home sits comfortably within its grounds. Parts of the garden overlook neighbouring land with open views and grazing horses, while outbuildings near the driveway provide storage, workshops or hobby space. The white-clad exterior conceals an adaptable interior with generous proportions. The ground floor features an inviting hallway, a dining room leading to a spacious kitchen with garden access, utility area and downstairs WC, a large sitting room, and a conservatory, all enjoying views over greenery and natural light throughout. Upstairs, there are two spacious bedrooms, a further bedroom currently used as a study, and a family bathroom. A library room houses a spiral staircase to the converted loft, which offers a generous landing, two further bedrooms, and a WC with scope to convert to a full bathroom. This home provides exceptional flexibility and privacy, ideal for village living with adaptable space both inside and out, perfect for growing families or those seeking a tranquil yet well-connected lifestyle. The property effortlessly blends character with practicality, offering versatile spaces for work, leisure, and entertaining, making it a truly unique family home.

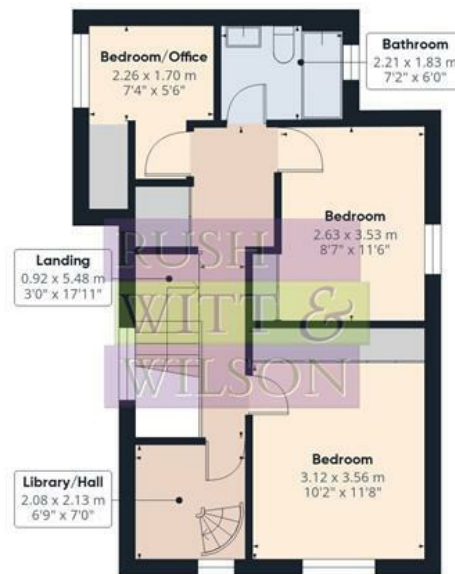








Floor 0



Floor 1



Floor 2



**RUSH
WITT &
WILSON**

Approximate total area⁽¹⁾

168.3 m²

1810 ft²

Reduced headroom

12.4 m²

134 ft²

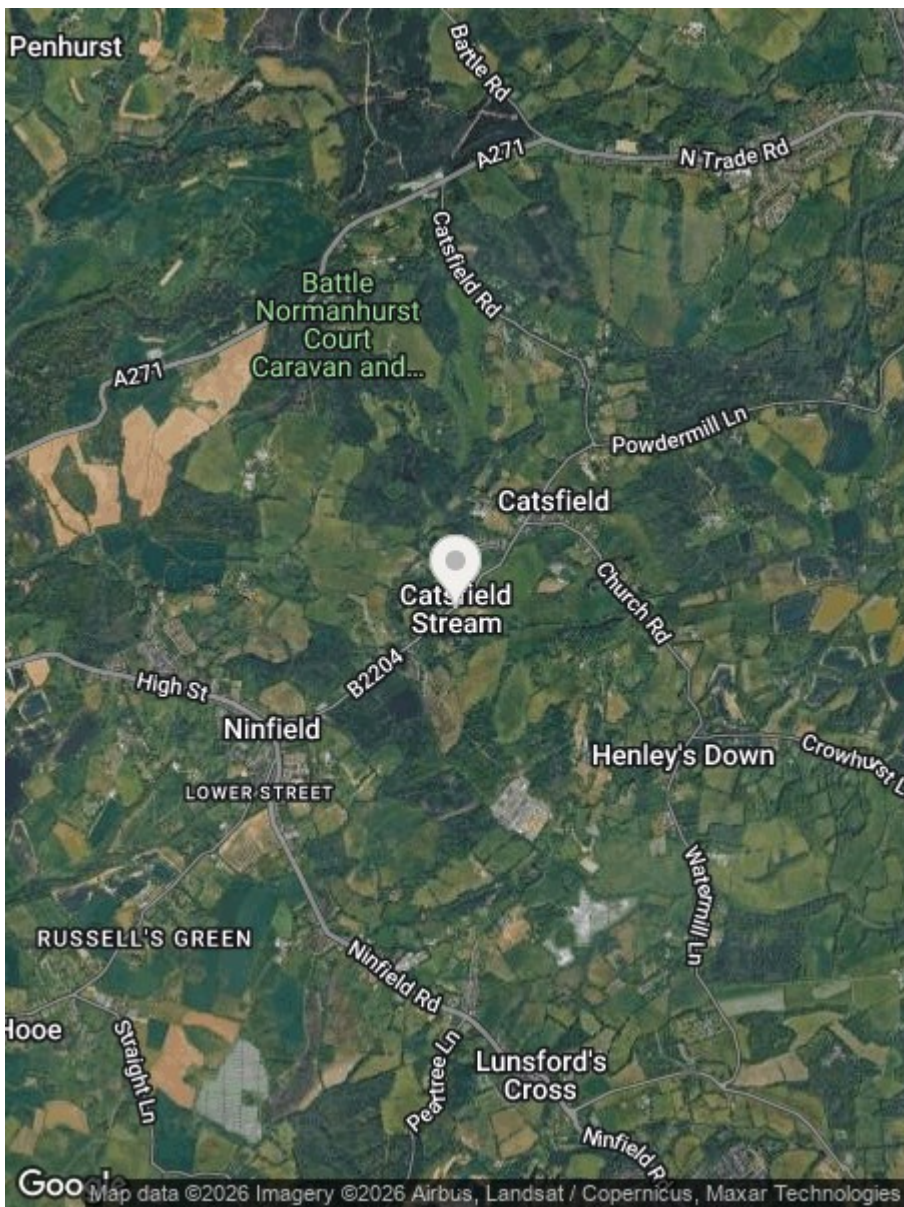
(1) Excluding balconies and terraces

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.

GIRAFFE360



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	

Council Tax Band - E

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:

1. 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).
2. 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.
3. 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.
4. VAT: The VAT position relating to the property may change without notice.
5. 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**