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**2 North Cottages Battle Road, Staplecross, East Sussex TN32 5QT
£499,950 Freehold**

Tucked away in the sought-after semi-rural setting of Cripps Corner, this spacious and beautifully modernised three bedroom semi detached home offers light and airy, open styled living that's perfect for both families and entertaining. The ground floor features a delightful L-shaped entrance hall leading to a generous living room with bi-folding doors opening onto a raised decking area and private garden. A second versatile reception room, currently used as a home gym sits adjacent to a stylish downstairs shower room and WC. The large, modern kitchen is a real centrepiece, featuring a striking glass atrium, central island, and further bi-folding doors that enhance the flow between indoor and outdoor living. A separate utility room also provides garden access. Upstairs, the vaulted, double-aspect master bedroom boasts a Juliet balcony and sleek en-suite shower room, complemented by a contemporary family bathroom and two additional well proportioned bedrooms. Outside, the home benefits from off-road parking, gated rear access, and a useful garden shed with potential for conversion, all set within a peaceful and private environment.

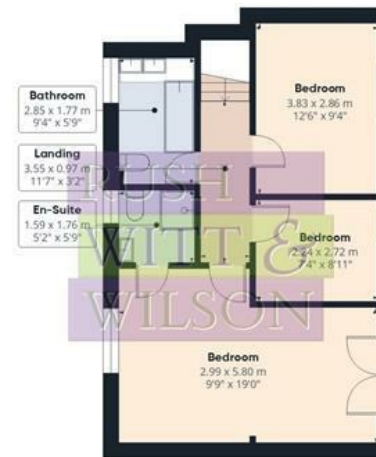








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

157.5 m²
1695 ft²

Balconies and terraces

24.5 m²
264 ft²

Reduced headroom

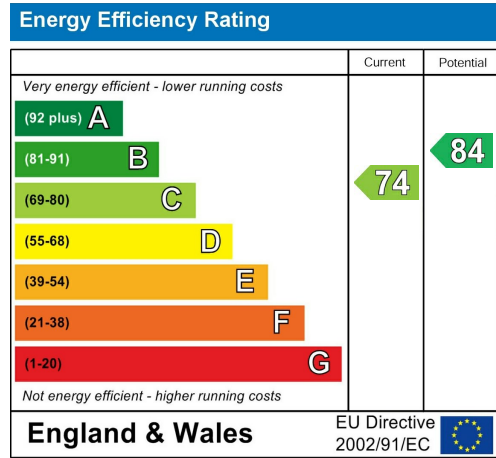
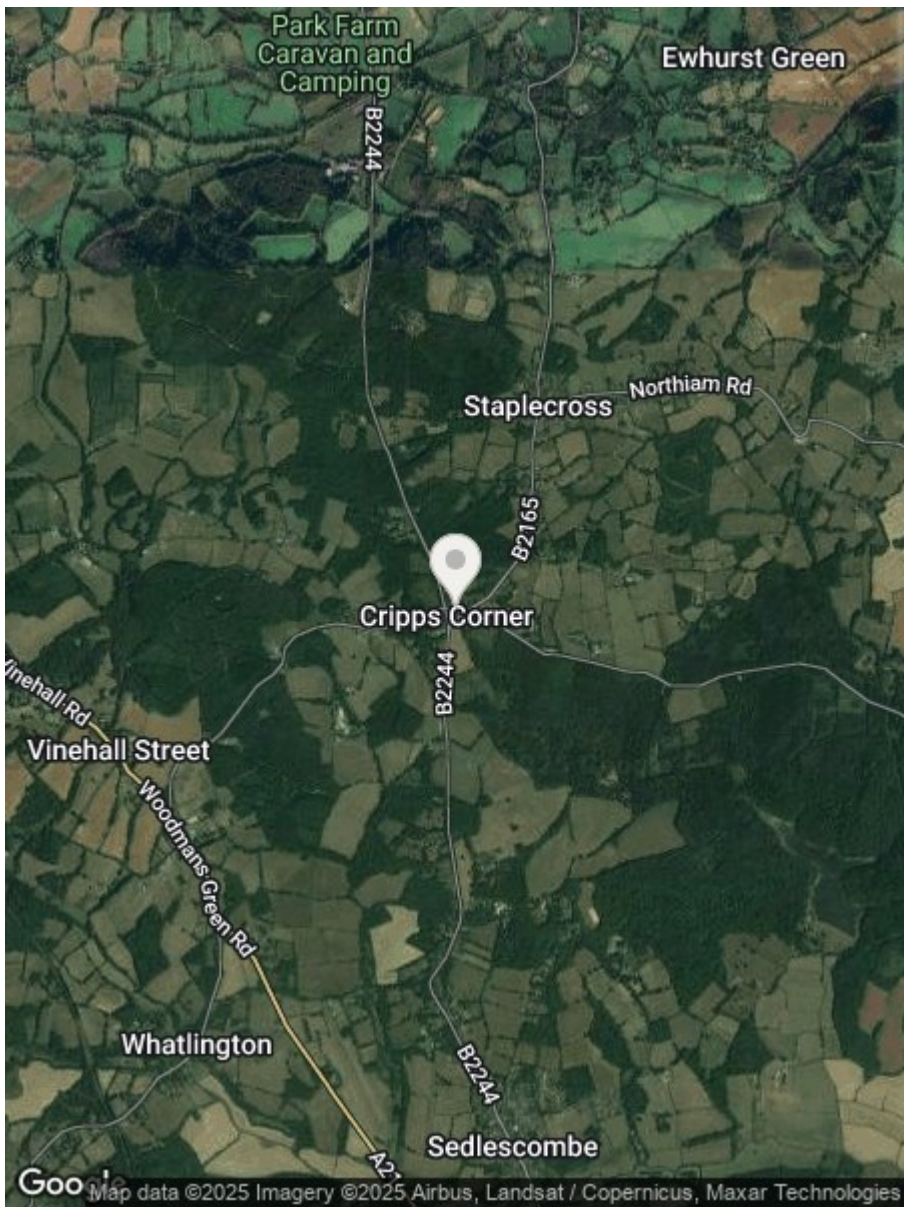
0.6 m²
6 ft²

(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.



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Residential Estate Agents
Lettings & Property Management



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