RUSH WITT & WILSON

Pilgrims Cottage, High Street, Battle, East Sussex TN33 0AG
Offers In Excess Of £315,000

This unique property is located within the heart of Battle, rarely do you find a detached bungalow in such a central location. Accessed via a little twitten linking Mount Street carpark and the High Street, perfect for anyone wanting to directly access the shops and amenities.

The accommodation comprises an entrance hall, open plan sitting room/kitchen with an exposed feature brick fireplace and French doors onto the garden, two bedrooms and a bathroom. Outside there is a pretty enclosed private level garden.

******Available to the market chain free******

Property is approached via the twitten leading from Battle High Street to Mount Street car park.

Entrance Hall
With front door, ceiling lighting, radiator, floor to ceiling glazed panels with garden aspect and high level windows.

Open plan Sitting Room/ Kitchen
16'68 x 23'75 into bay (4.88m x 7.01m into bay)
This open room enjoys an outlook over the rear garden via a double glazed bay with double doors allowing garden access and a further double glazed window to the rear courtyard. Wall and ceiling lighting, two radiators and an exposed feature brick fireplace.
The kitchen area measures 6'75 x 12'27 within the main measurement and comprises matching white wall and base mounted units with a complementing work surface, tiled surround, 1 1/2 bowl stainless steel sink with mixer tap and drainer, integral oven and electric hob, space for dishwasher, washing machine and fridge/freezer, ceiling lighting and cupboard housing gas fired wall mounted boiler.

Bedroom One
11'01 x 12'65 (3.38m x 3.66m)
With double glazed double doors accessing a small paved courtyard with stepping stones leading to the rear garden, ceiling lighting and radaitor.

Bedroom Two
8'51 x 7'71 (2.44m x 2.13m)
Double glazed window, ceiling lighting, radiator and loft hatch access with pull down ladder.

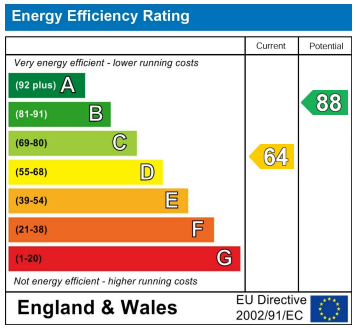
Bathroom
7'61 x 6'04 (2.13m x 1.93m)
Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with mixer tap and shower attachment, part tiled walls, ceiling lighting, obscured glazed window and radiator.

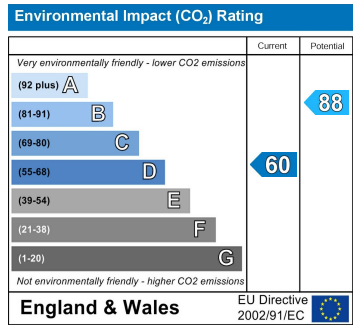
Outside

Garden
The attractive garden is enclosed with fencing and a pretty brick wall with gated access onto the twitten. A decked seating area with ramped access runs adjacent to the rear of the property with a step leading down onto a level lawn with flower and shrub planted borders and a path leading to two timber sheds. There is further access down the side of the property and a little paved courtyard, exterior lighting and water tap.

Agents 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.





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