

**RUSH  
WITT &  
WILSON**



**5 Marley Lane, Battle, East Sussex TN33 0BA  
£385,000**

**This delightful attached property boasts a prime location with easy access to the mainline station serving London Charing Cross, High Street, and excellent schools. The property features a sitting room, study, two inviting bedrooms, a well-appointed bathroom and a superb kitchen/dining room with views over the garden.**

**One of the standout features of this home is the large rear garden, perfect for enjoying outdoor activities or simply unwinding in the fresh air. With parking space for up to four vehicles, convenience is at the forefront of this property.**

**This semi-detached house presents a fantastic opportunity for those looking to further enhance their living space, with the potential to extend and develop the property (subject to necessary consents). The interior is well-presented throughout, offering a welcoming and comfortable atmosphere for you to call home.**

**In summary, this property on Marley Lane is a rare find, offering not only a convenient location but also the potential for growth. Don't miss out on the chance to make this house your own and create a space that truly reflects your style and needs.**



The property is approached via the driveway leading to a uPvc and glazed front door into:-

### **Entrance Hall**

With stairs to first floor, ceiling lighting and radiator.

### **Sitting Room**

14'8 x 10'8 (4.47m x 3.25m)

With large double glazed window to front aspect flooding this room with natural light, ceiling lighting, radiator and a fireplace housing a gas fired stove.

### **Study**

8'6 x 6'9 (2.59m x 2.06m)

With double glazed window to front aspect, ceiling lighting and radiator.

### **Kitchen/Dining Room**

18'5 x 11'6 extending to 12'2 (5.61m x 3.51m extending to 3.71m)

This superb room is flood with natural light and enjoys a delightful outlook over the large well stocked rear garden via a double glazed window and a set of double glazed double doors with garden access.

The kitchen area comprises of high gloss wall and base mounted units with a complementing work surface and breakfast bar area, attractive tile surround, 1 1/2 bowl sink with drainer and mixer tap, integral fridge/freezer, dishwasher, oven and electric hob with cooker hood over. space for washing machine and ceiling lighting.

There is ample room for a family dining table, a radiator and under stairs storage cupboard.

### **First Floor**

### **Landing**

With ceiling lighting and loft hatch access to a boarded loft with lighting.

### **Bedroom One**

14'9 x 12'1 to the max (4.50m x 3.68m to the max) Double glazed window to front aspect, ceiling lighting, radiator, built-in eaves storage, fitted wardrobes and decorative fireplace.

### **Bedroom Two**

8'8 x 10'8 (2.64m x 3.25m) With double glazed window enjoying stunning views over the rear garden, ceiling lighting, radiator and airing cupboard with space for tumble dryer and housing the wall mounted gas boiler.

### **Bathroom**

7' x 5'3 (2.13m x 1.60m) Fitted with a pedestal wash hand basin with hot and cold taps, low level, w.c, bath with hot and cold taps and electric shower over, part tiled walls, ceiling lighting, radiator and double glazed obscured window to rear aspect.

### **Outside**

#### **Front Garden/Parking**

The front of the property is predominately arranged to provide off street parking with a shrub planted border and gated access into the rear garden.

#### **Rear Garden**

The large rear garden extends to over 130 ft and is once of the highlights of this property enclosed with fencing, with a seating area adjacent to the property with steps that lead down via a further seating area and flower and shrub beds, opening onto a neat lawn with more well stocked flower

beds and gated access to the rear of the garden laid to lawn with an apple tree and space for a timber shed.

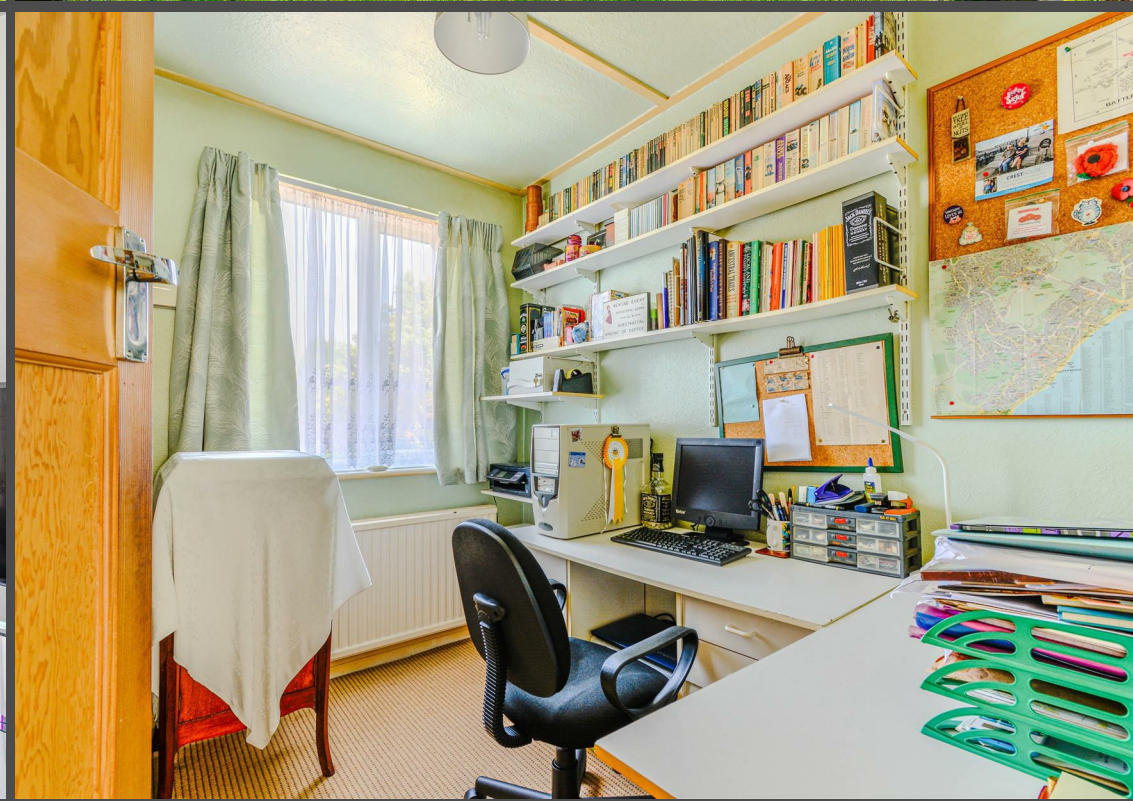
### **Agents Notes**

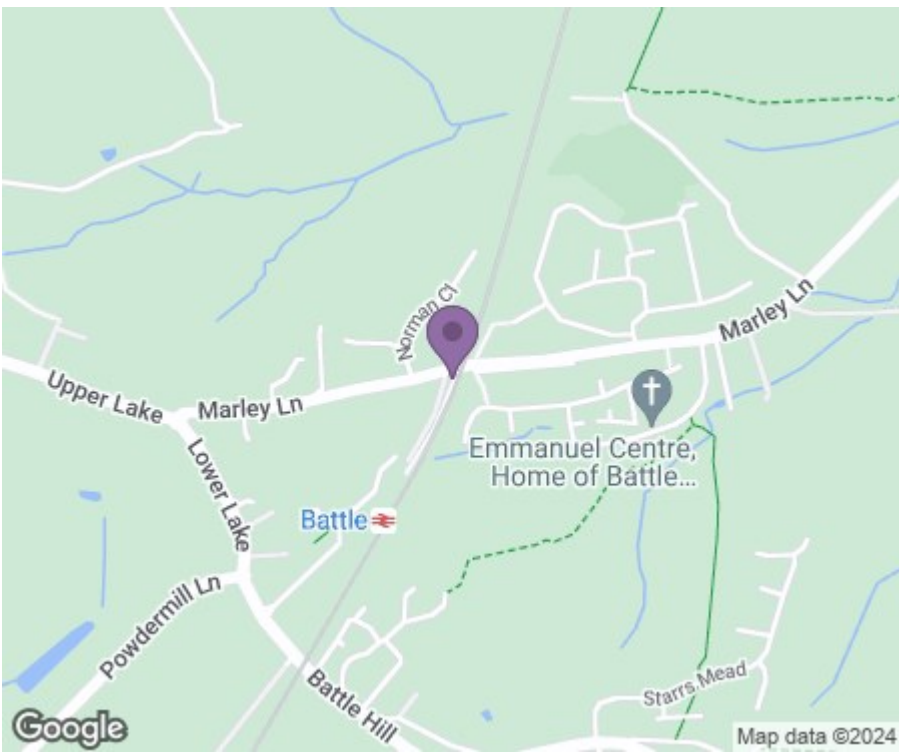
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax band C

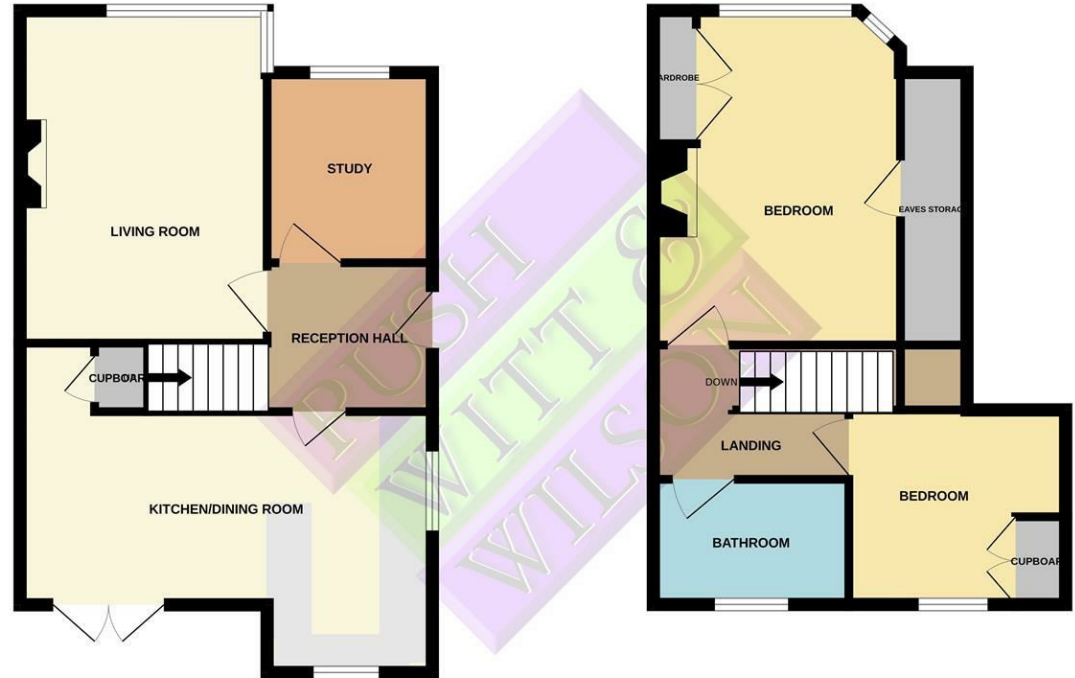






GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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. This plan is for illustrative 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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	83
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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