

**RUSH  
WITT &  
WILSON**



**Zaribah, Canadia Road, Battle, TN33 0LR  
Offers In Excess Of £425,000**

**This deceptively spacious and versatile detached bungalow is tucked away in a quiet rural location and needs to be viewed to be fully appreciated. The rather deceiving modest exterior conceals a stunning contemporary interior, finished to an exceptionally high standard through-out offering well proportioned accommodation.**

**Comprising a welcoming entrance with an aspect running the full 56ft of the property, three double bedrooms a en-suite shower room, family bathroom and a sensational open plan kitchen/dining/sitting room with a vaulted ceiling and flooded with light enjoying a triple aspect.**

**Outside there is off street parking and a beautifully landscaped large rear garden. Set on the rural outskirts of Battle in a quiet tucked away location, just a short drive to the Bustling market town High Street, local private and state schools and a mainline station serving London Charing Cross.**

**\*\*\*\* Available Chain Free \*\*\*\***



The property is tucked away on a quiet private road, that leads to off street parking. Low rise steps with a wrought iron hand rail then leading up to a uPvc double glazed door and exterior lighting.

### **Reception Hall**

Your instantly impressed by the deceptive scale of this property on entering this welcoming space, your eyes are drawn through to the rear a full 56ft. Flooded with natural light via a double glazed window and Velux windows in the semi-vaulted ceiling. with inset ceiling lighting, two traditional style radiator, engineered wood flooring, attractive tongue and groove painted detailing and loft hatch access with a pull down ladder to a part bordered loft with lighting.

### **Bedroom One**

13'0" x 11'9" (3.96m x 3.58m)

With a double glazed window to front aspect, inset ceiling lighting, traditional style radiator and wardrobes which combine shelving, drawers and hanging rails.

### **En-suite Shower Room**

7'8 x 3'9 (2.34m x 1.14m)

Well appointed with a low level w.c, pedestal wash hand basin with mixer tap, large shower with sliding glass door, fixed rainfall shower head and hand held attachment, part tiled walls, tiled floor, attractive painted tongue and groove detailing, inset ceiling lighting and heated towel rail.

### **Bedroom Two**

16'1" x 8'0" to the max (4.90m x 2.44m to the max)

With double glazed window to side aspect, ceiling lighting and traditional style radiator.

### **Bathroom**

7'9 x 8' (2.36m x 2.44m)

Fitted with a low level w.c, pedestal wash hand basin with mixer tap, free standing high backed claw footed bath with mixer tap and shower attachment, tiled floor, heated towel rail, inset ceiling lighting and attractive painted tongue and groove detailing. (It

should be noted that there is plumbing in place for a additional corner shower, should one be desired ).

### **Bedroom Three**

13'0" x 13'5 reducing to 7'8" (3.96m x 4.09m reducing to 2.34m)

With a double glazed window to side aspect, ceiling lighting and traditional radiator.

### **Kitchen/Dining/Sitting Room**

20' x 27'8 reducing to 22'3 (6.10m x 8.43m reducing to 6.78m)

Located to the rear of the property is this impressive open plan family living space which enjoys a triple aspect via double glazed windows and a set of double doors with an aspect and access onto the landscaped garden. Flooded with further light via the Velux windows in the vaulted ceiling, that add to the sense of space.

This versatile space is arranged to provide an ample dining area, seating area and a comprehensive range of units within the kitchen. The heart of this home and a fantastic social entertaining space. With engineered wood flooring, two traditional style radiators, wall mounted gas fired boiler and ceiling lighting.

The kitchen comprise of matching wall and base mounted units with deep base units and drawers, a large breakfast bar/island, wood effect work surface, 1 1/2 bowl sink with drainer and mixer tap, integral fridge/freezer, eye level oven and grill, five ring gas hob with stainless steel cooker hood over, integral dishwasher and space for washing machine ( the integral door for the former appliance is still available should someone wishes to install an integral appliance).

### **Outside**

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

The front garden has been neatly landscaped with sleeper enclosed borders, gated access to the rear garden and off street parking.

### **Rear Garden**

The large rear garden is fence enclosed with gated side access and has been landscaped to provided a seating area adjacent to the property with a manicured raised lawn and well stocked flower bed. A pathway leads up to a large timber shed, there's outside lighting and a side water tap.

### **Agents Notes**

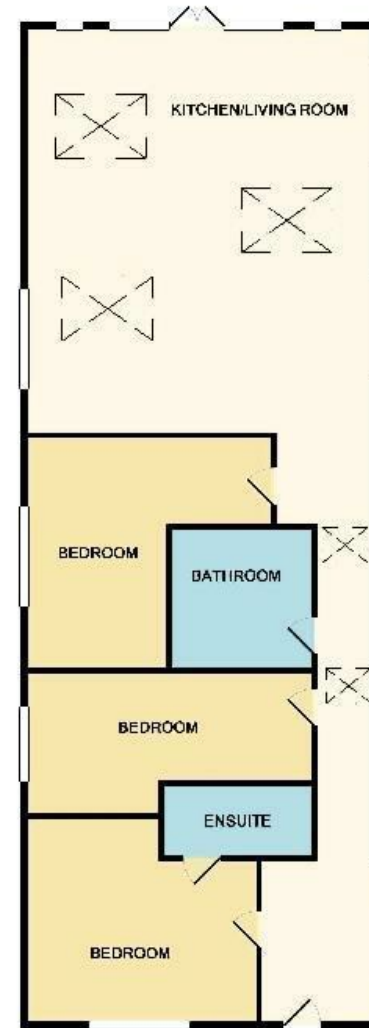
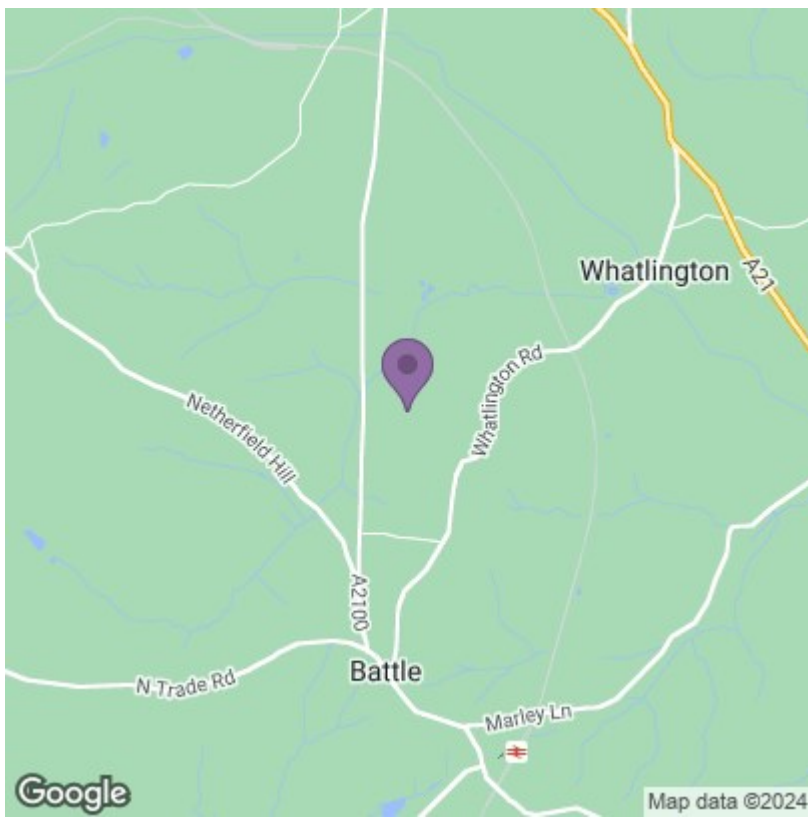
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council tax band D







TOTAL APPROX FLOOR AREA = 071 SQ FT. (65.5 SQ M.)

ALL ROOMS AND AREAS ARE APPROXIMATELY MEASURED TO FACE. ROOMS ARE MEASURED TO FACE UNLESS OTHERWISE STATED. ROOMS ARE MEASURED TO FACE UNLESS OTHERWISE STATED. ROOMS ARE MEASURED TO FACE UNLESS OTHERWISE STATED. ROOMS ARE MEASURED TO FACE UNLESS OTHERWISE STATED.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

74

85

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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