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**Karen Battle Hill, Battle, East Sussex TN33 0BN**  
**£450,000**

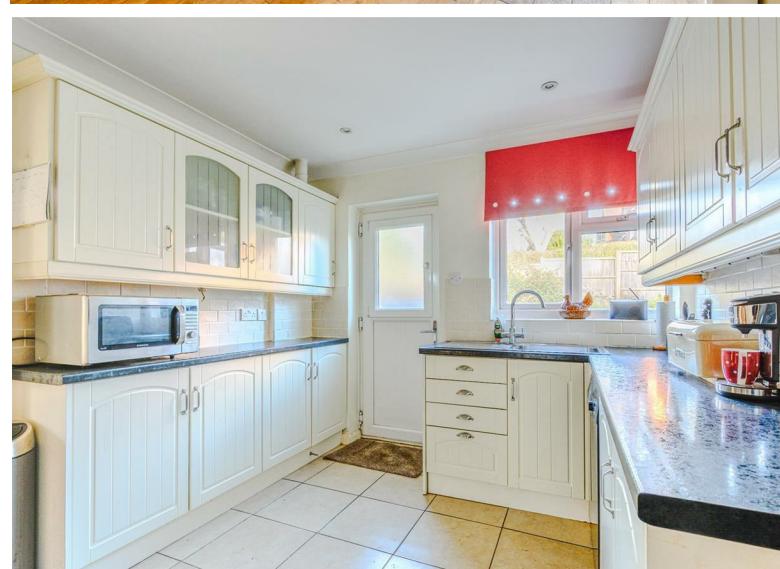
Nestled in the picturesque area of Battle Hill, this charming detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient lifestyle. With its prime location, residents will find themselves just a short stroll away from local shops and the mainline station, making commuting and daily errands a breeze.

The bungalow boasts bright and airy accommodation, featuring a spacious entrance hall that welcomes you into the heart of the home. The 'L' shaped sitting/dining room is perfect for both relaxation and entertaining, providing a versatile space for gatherings or quiet evenings in. The well-appointed kitchen offers functionality and ease, catering to all your culinary needs.

This delightful property comprises two generously sized double bedrooms one with built-in wardrobes. There is shower room and separate cloakroom. Additionally, a studio/utility room provides extra versatility, ideal for a home office/work space or additional storage.

Outside, there is a pretty low maintenance garden and off-street parking which is conveniently accessed at the rear of the property.

Offered to the market chain free, this bungalow is an ideal choice for a downsizers, or anyone looking for a level single story property in a sought-after location. Do not miss the chance to make this delightful property your new home.



The property is approached either by a pedestrian gate from Battle Hill or vehicular access via a wooden gated entrance off Harold Terrace leading to a uPvc and glazed entrance door providing access to:

#### **Entrance Porch**

7'1 x 3'4 (2.16m x 1.02m)

Double glazed obscured panels. tiled floor, wall lights and wooden and glazed double doors leading through to:

#### **Entrance Hall**

14'2 x 6'3 (4.32m x 1.91m)

Radiator, access to loft space, large storage cupboard with open shelving, hanging rail and light, doors off to the following:

#### **Cloakroom/WC**

Double glazed obscured window to rear aspect, low level wc, wash hand basin with mixer tap, tiled floor, radiator.

#### **L-Shaped Semi Open Plan Sitting/Dining Room**

19'4 x 13'2 (5.89m x 4.01m)

Flooded with natural light enjoying a double aspect via three large double glazed windows with an outlook over the garden, two double radiators, attractive fireplace housing a coal effect electric fire, carpet as laid, opening to:

#### **Dining Area**

12' x 9'5 (3.66m x 2.87m)

Large double glazed windows to side aspect, radiator, wooden flooring, wooden and glazed door leading through to:

#### **Kitchen**

13' x 9'6 (3.96m x 2.90m)

Double glazed window to rear aspect and uPvc and glazed door providing access to the rear garden. Fitted with a range of matching wall and base units with work surfaces over incorporating a small breakfast bar area, inset single bowl stainless steel sink unit with side drainer and mixer tap, space for fridge/freezer, space and plumbing for dishwasher, space for cooker with stainless steel cooker hood above, inset ceiling lights, double radiator, tiled floor, cupboard housing wall mounted gas fired boiler and return door to the entrance hall.

#### **Shower Room**

6'2 x 6'9 (1.88m x 2.06m)

Double glazed obscured window to rear aspect, pedestal wash hand basin with mixer tap, large shower cubicle with electric Mira shower, tiled walls and floor and chrome heated towel rail.

#### **Bedroom One**

13' x 14'4 (3.96m x 4.37m)

Enjoying a double aspect with double glazed windows to front and side flooding the room with natural light, radiator.

#### **Bedroom Two**

11'8 x 13'2 (3.56m x 4.01m)

Double aspect with large double glazed window to side and further small eye level glazed window to rear, radiator, two built in wardrobes, door leading through to:

#### **Utility Room/Studio**

15'4 x 8'4 (4.67m x 2.54m)

Double aspect with double glazed windows to front and rear. Fitted with a range of base cupboards and drawers with a wood effect work surface over, single bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, inset ceiling lights and radiator.

#### **Outside**

#### **Gardens**

Enclosed with a combination of hedgerows and fencing, the gardens wrap around the property and are predominately laid to lawn with raised sleeper borders, pedestrian gate with front access, a pathway runs adjacent to the property. Gated vehicular access to the driveway providing parking for one vehicle.

#### **Agents Note**

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 - E





TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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. The floorplan is for guidance only and should not 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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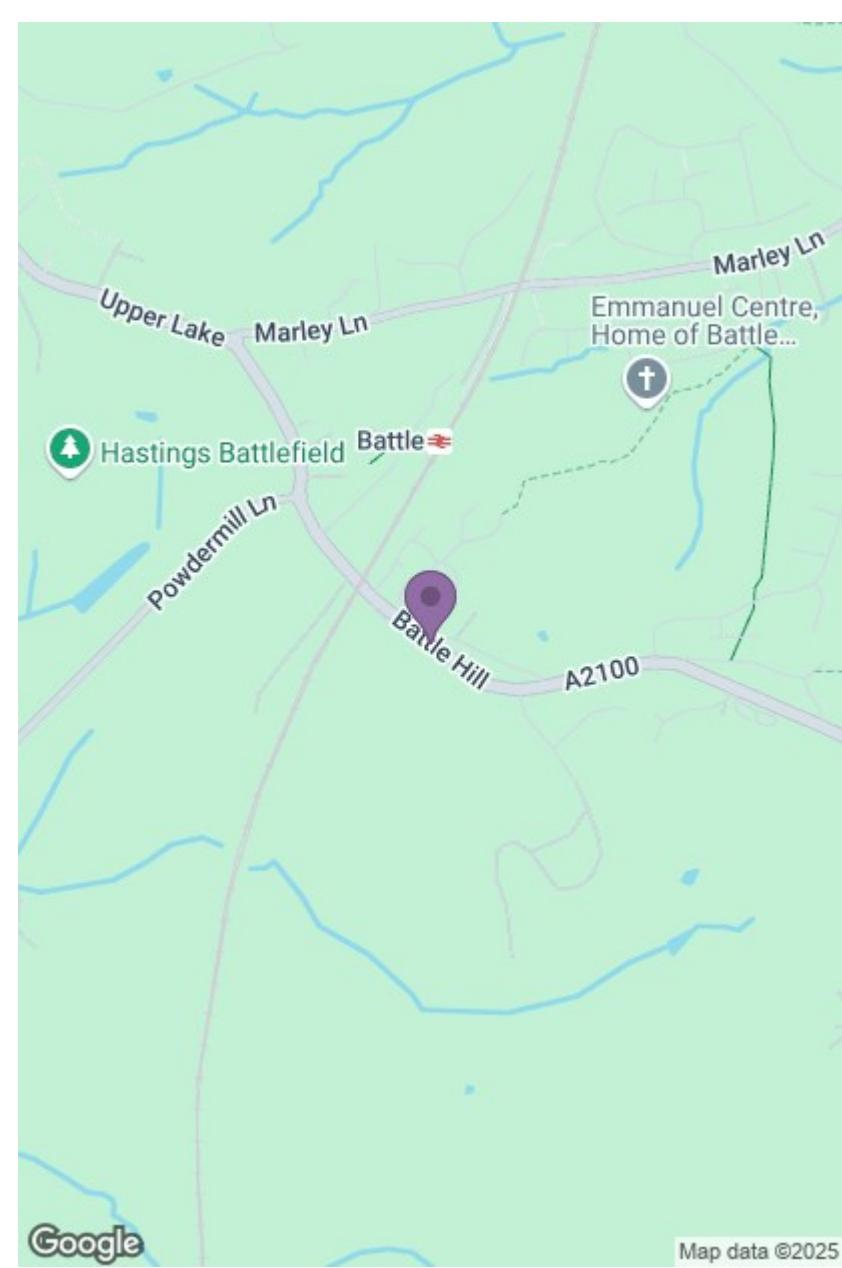
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(59-68)	D		
(50-58)	E		
(31-39)	F		
(11-29)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(59-68)	D		
(39-58)	E		
(21-38)	F		
(11-29)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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