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**28 Marley Rise, Battle, East Sussex TN33 0DL
£450,000 Freehold**

A beautifully presented, chain free, three bedroom detached home situated on a sought-after, no-through road. This is rarely available and immaculately presented throughout, occupying a desirable corner plot just a short walk from the mainline station and the historic high street. Stepping through the entrance porch into the entrance hall, the quality of this home is immediately apparent. The full-length, dual and triple-aspect living room is a particular highlight, flooded with natural light and opening via French doors onto the rear garden - a wonderful space for both relaxing and entertaining. The dining room offers further generous living space and an archway leads through to the well-proportioned galley kitchen. From here, there is convenient access to a downstairs wc, a useful utility area, and a further door out to the rear garden. Upstairs, three generously sized bedrooms are served by a well-appointed shower room, completing this thoughtfully laid-out and move-in ready home. Outside, the property truly comes into its own. A wraparound garden envelops the corner plot, lovingly landscaped by the current green-fingered owners. Mature, well-stocked borders bursting with shrubs, plants and seasonal colour create a series of distinct seating areas, perfect for enjoying the garden throughout the day. A driveway provides off-road parking to the front for two cars. Location-wise, this home is hard to beat, tucked away on a peaceful close, it's within easy walking distance of the mainline station and the town's historic high street, while also falling within reach of sought-after schooling, including Claverham Community college and well-regarded local primary schools. The popular Great Wood (Great Battle Woods) is also just a short distance away, offering scenic walks on the doorstep. Properties of this calibre on this road are rarely available.





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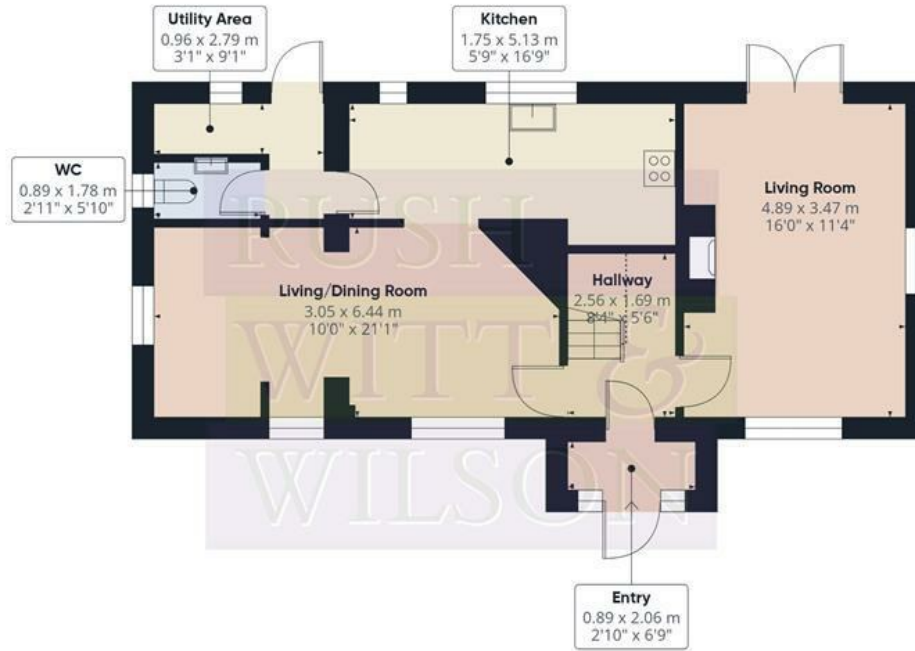


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Floor 0



Floor 1

Approximate total area⁽¹⁾

98.4 m²

1057 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

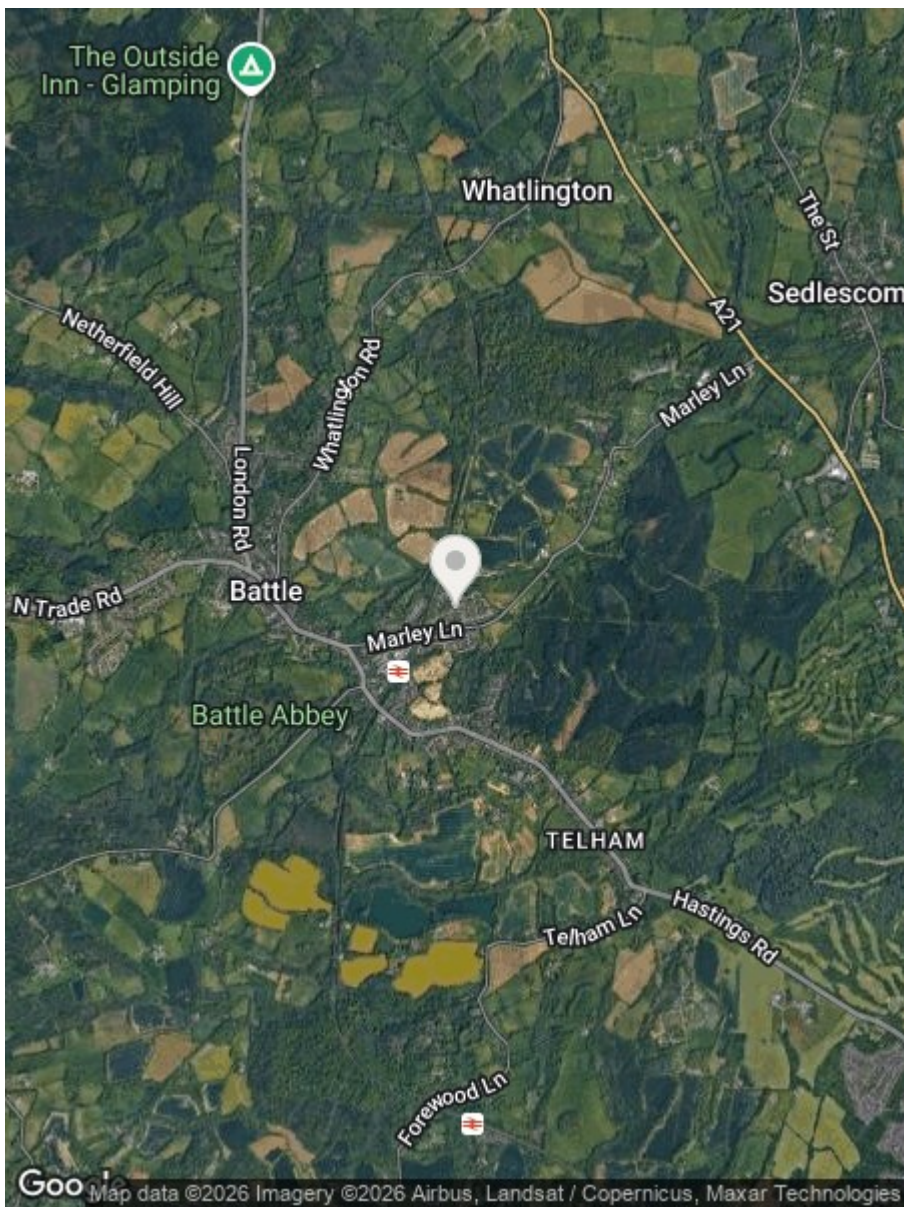
Reduced headroom

----- 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.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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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**