

**RUSH
WITT &
WILSON**



Norton Tollgate Road, Battle, TN33 0RH
Guide Price £600,000 - £650,000 Freehold

****GUIDE PRICE £600,000-£650,000****

Slow mornings on your own private deck, a village on the doorstep and a detached garage and workshop with the potential to become whatever your life needs next. That is the promise of this detached home in the heart of Sedlescombe. The large garage with adjoining workshop is a rare find, and offers exciting scope to create a home studio, a quiet office away from the house, a hobby retreat or even an annexe for guests or extended family, subject to the necessary permissions.

Set back from the road behind a front garden, with a driveway for several vehicles, the home itself is just as versatile. The bright living room opens onto a decorative patio, so summer evenings drift easily outdoors, while the kitchen/dining room, with its dual-aspect windows, good run of cupboards and ample worktop space, is made for busy mornings and long, relaxed suppers. The main bedroom has built-in storage and a door to its own decked area, perfect for a first coffee in the sun, and a further double bedroom also has fitted storage. On the ground floor a flexible room which works well as a study or snug, and it holds the stairs to the characterful top-floor room above. With exposed beams, under-eaves cupboards and twin velux windows, this is currently a craft room and office, and could easily serve as a bedroom once more. A family bathroom and separate wc complete the home. Outside, the rear garden gives plenty of space for planting, play or simply enjoying the peace. Village amenities, woodland walks and the well-regarded Sedlescombe Primary School are all within walking distance, with the A21, mainline stations at Battle and Robertsbridge and the coast a short drive away.





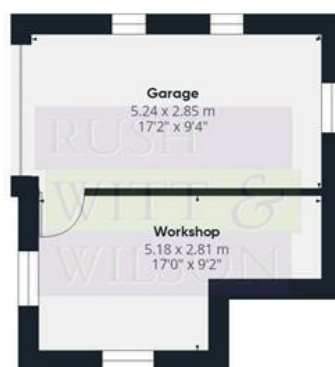




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

128.9 m²

1387 ft²

Reduced headroom

4.6 m²

49 ft²

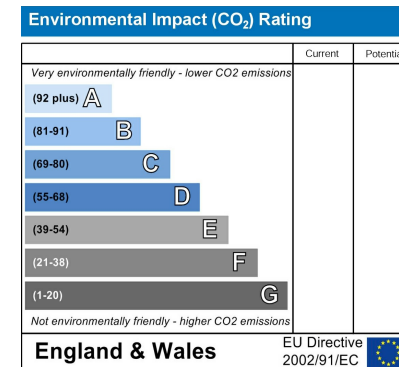
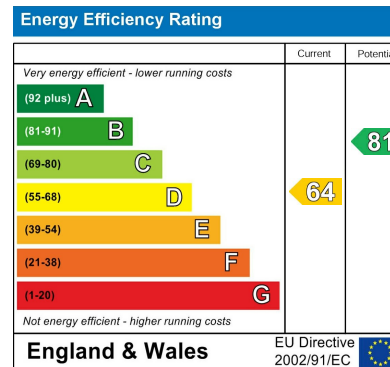
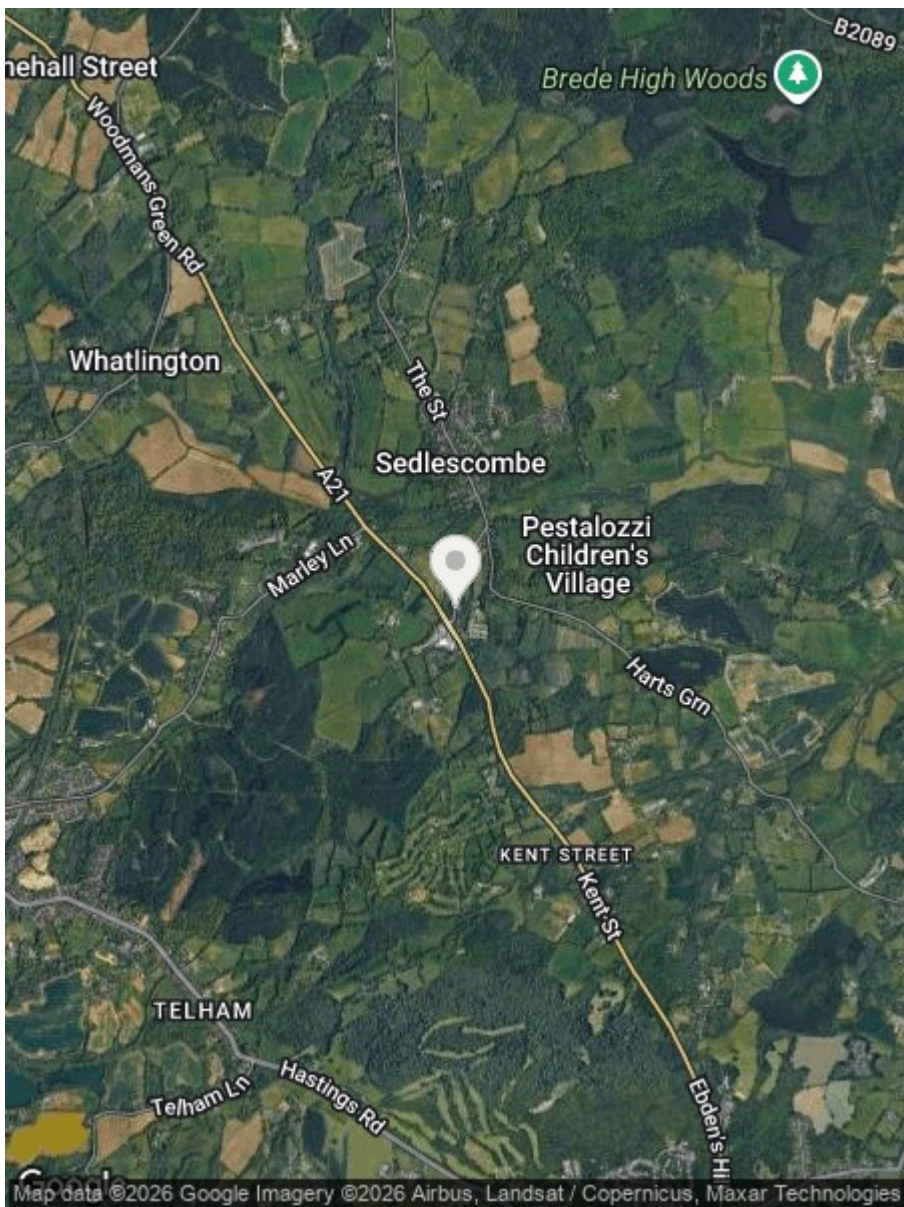
(1) Excluding balconies and terraces

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.

GIRAFFE 360



Council Tax Band - D

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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