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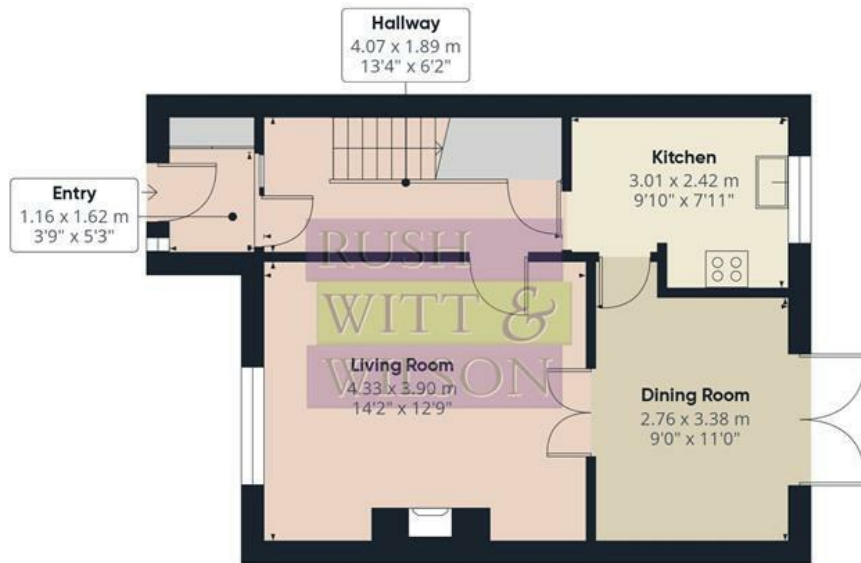
6 Gammons Way, Battle, East Sussex TN33 0RQ
£349,950 Freehold

A well-presented semi-detached home nestled in the heart of this quintessential Sussex village. Ideally located just a short stroll from the local shop/post office, pub, doctors surgery and highly regarded primary school. Offering three bedrooms, two reception rooms downstairs cloakroom/wc, a modern fitted kitchen, garage and low-maintenance gardens, and available chain-free. This attractive semi-detached home enjoys a prime position within the sought-after Gammons Way in the charming village of Sedlescombe. Well maintained throughout, it offers a comfortable and practical layout, perfect for families, couples or downsizers alike. The ground floor features a welcoming living room, separate dining room and a downstairs cloakroom/wc, ideal for both entertaining and everyday living. The modern fitted kitchen provides a stylish and functional space. Upstairs there are three bedrooms and a family shower room. The rear garden offers a private, enclosed space to relax or entertain. To the front, the garden has been hard landscaped to provide attractive, low-maintenance kerb appeal. A single garage is also included. Just a short walk from the village's range of local amenities including the shop/post office, primary school, doctors surgery and pub, this property is offered chain-free and represents a rare opportunity to secure a home in one of Sussex's most desirable village settings.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

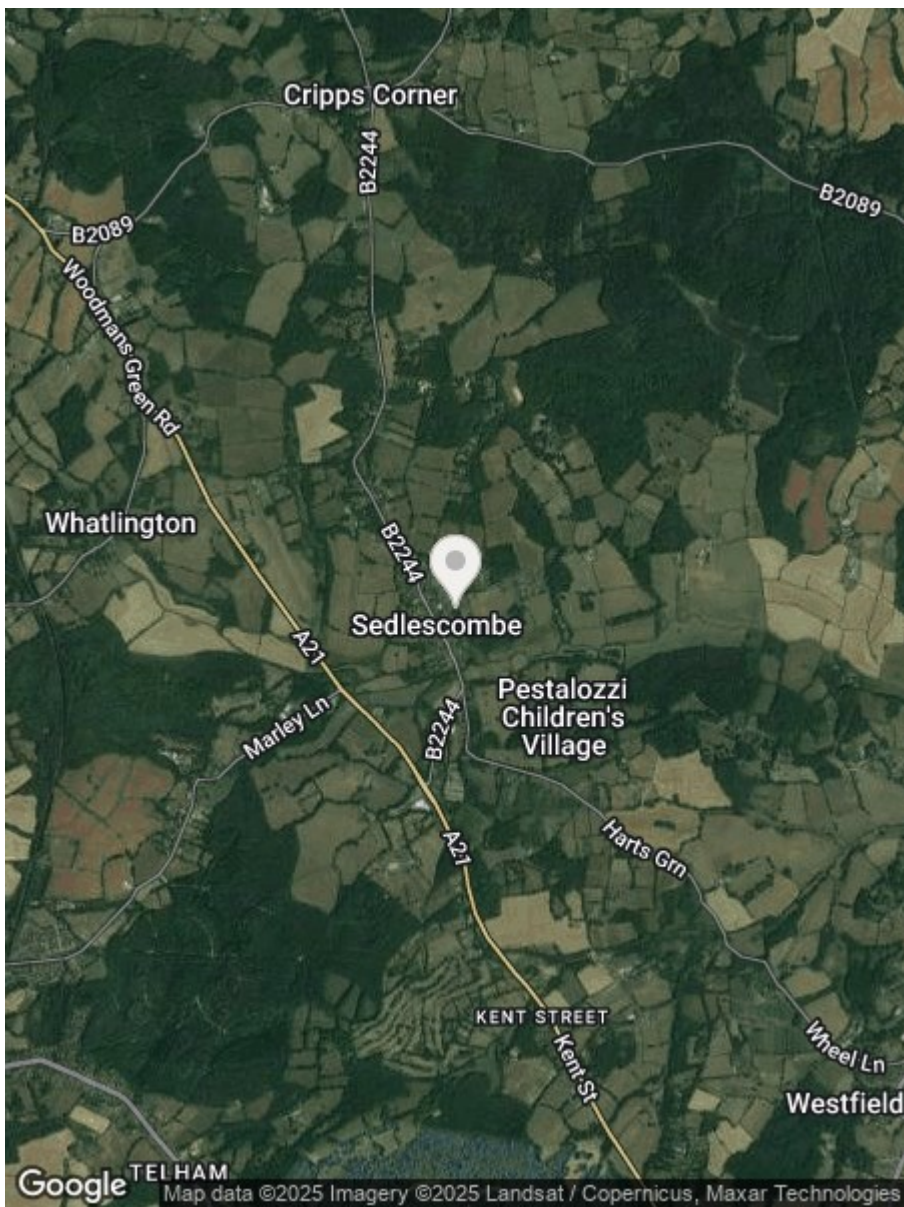
Approximate total area⁽¹⁾


99.5 m²


1072 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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		
	72	78
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 

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

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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