

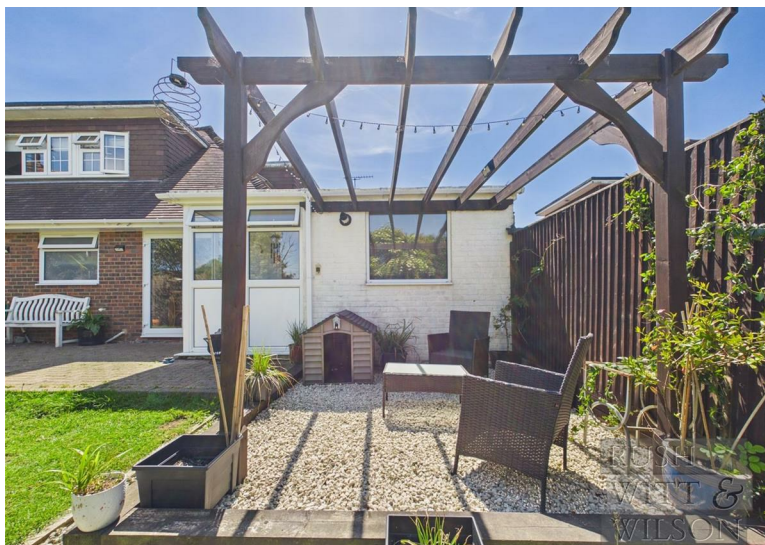
**RUSH
WITT &
WILSON**



RUSH
WITT &

13 Glengorse, Battle, East Sussex TN33 0TX
Offers In Excess Of £575,000 Freehold

Rush Witt & Wilson are thrilled to present this beautifully maintained and deceptively spacious four bedroom detached home, tucked away in a peaceful cul-de-sac yet just a short stroll from the mainline station with direct London links. Blending versatile living with contemporary comfort, it's a home made for modern family life and entertaining alike. The heart of the house is a light-filled living room, enhanced by a striking multi-fuel inset Peveex stove, creating a warm and inviting focal point. The impressive kitchen/dining room flows seamlessly onto the garden, perfect for summer entertaining or relaxed family meals. A standout feature is the flexible ground floor bedroom suite, complete with a dressing room/study and downstairs shower room — ideal as a principal suite, guest space, or additional reception area. Upstairs, three generous double bedrooms and a stylish family bathroom provide plenty of space for everyone, with a landing area cleverly designed for home working or study. Outside, the established gardens are a private oasis, beautifully landscaped with paved and decked terraces for alfresco dining and relaxing. To the front, a generous driveway leads to a garage now fitted with a recently installed remote-controlled door, combining practicality with convenience. With sun-drenched terraces, versatile living spaces, and a perfect balance of comfort and style, this home offers a rare opportunity to enjoy peaceful village life while remaining just a short commute from London. Ideal for families, professionals, and entertaining alike, it's a property that truly has it all — space, style, and lifestyle.









Floor 0



Floor 1

Approximate total area⁽¹⁾

160.9 m²

1733 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

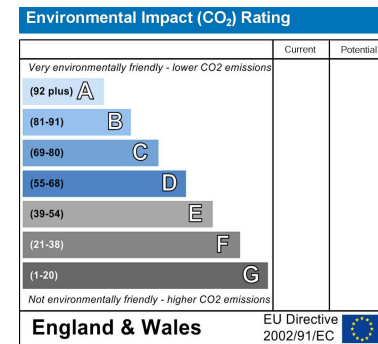
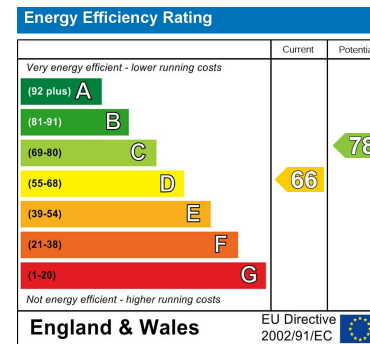
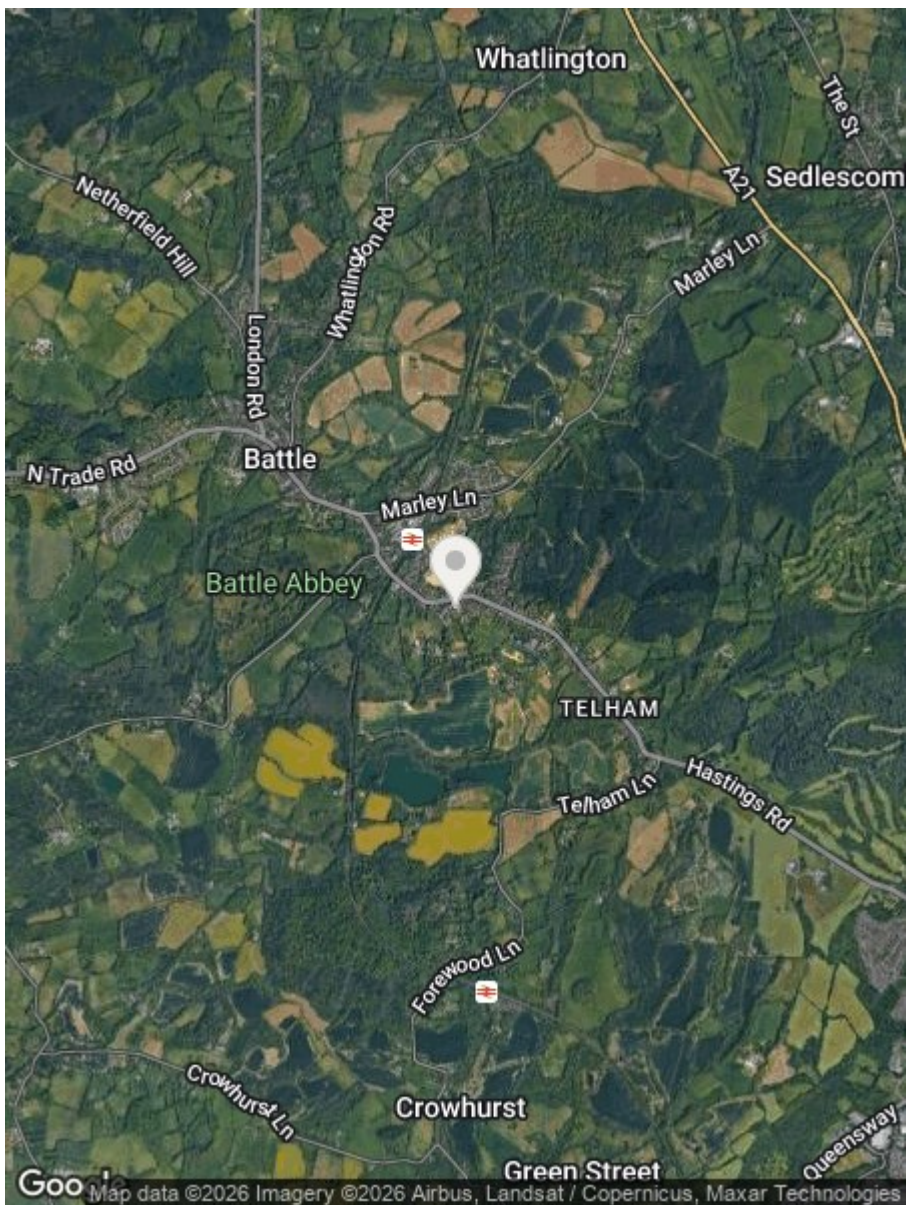
Reduced headroom

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.

GIRAFFE 360





Council Tax Band - F

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**