

**RUSH
WITT &
WILSON**



**55 North Trade Road, Battle, East Sussex TN33 0HS
£475,000**

Rush witt and Wilson are delighted to offer this rare opportunity to purchase a charming and characterful former tollgate cottage, believed to date from 1766 with later modern additions. This un-listed single story cottage has had some modern additions and improvements but could do with some further updating.

The accommodation comprised a sitting/dining room with inglenook fireplace, modern high gloss kitchen, two/three bedrooms, an updated shower room and an en-suite to the master bedroom. Outside there is a delightful rear garden which enjoys an excellent degree of privacy and is larger than you may expect, additional there is gated off street parking.

The property is ideally located within walking distance of the local secondary and primary schools and only a little further to the bustling High Street and mainline station serving London Charing Cross.

**** Available chain free*****



Property approached via the gated driveway, with further gate leading into the back garden.

Hallway

With wooden and glazed stable style door, wall and ceiling lighting, radiator, cupboard housing the washing machine and tumble dryer.

Bedroom One

14'51 x 11'87 (4.27m x 3.35m)

With windows to rear garden aspect, ceiling lighting and radiator.

En-Suite Shower Room

Fitted with a low level w.c and vanity wash hand basin with mixer tap and storage beneath, shower with fixed rainfall shower head and hand held attachment, heated towel rail, part tiled walls, ceiling lighting and double glazed window to side aspect.

Bedroom Two

11'08 x 11'72 (3.56m x 3.35m)

Window to front aspect, fitted wardrobes, ceiling lighting and radiator.

Shower Room

7'95 x 7'22 (2.13m x 2.13m)

Fitted with a low level w.c, vanity wash hand basin with mixer tap and storage beneath, large shower with fixed screen and shower attachment and seat, part tiled walls, ceiling lighting and double glazed window to side aspect.

Accessed of the Hallway into:-

Kitchen

15'84 x 7'02 (4.57m x 2.18m)

This modern high gloss kitchen comprises of matching wall and base mounted units with a

complementing wood effect works surface, single bowl stainless steel sink with drainer and mixer tap, space for range oven and slimline dishwasher, integral larder fridge and freezer, cupboard housing wall mounted gas fired boiler, ceiling lighting and double glazed window to rear aspect.

Sitting/Dining Room

18'55 x 21'9 reducing to 12' (5.49m x 6.63m reducing to 3.66m)

With a triple aspect via windows to the front feature side window and double glazed doors with garden access, a wealth of exposed ceiling timbers, exposed brick inglenook fireplace with wood burning stove, ceiling and wall lighting.

Study/Bedroom Three

8'76 x 11'78 (2.44m x 3.35m)

With window to front aspect, ceiling lighting, radiator and brick feature fireplace.

Outside

Garden

The mature garden is large than you would expect with gated side access. There is a paved seating area adjacent to the rear of with steps leading up onto a level lawn with flower and shrub planted borders and a number of mature trees and hedgerow create a delightful private feel. There is a timber summerhouse, shed and a hidden area that would of once been a vegetable garden with an old greenhouse.

Parking

There is gated off street parking next to the property.

Agent Notes

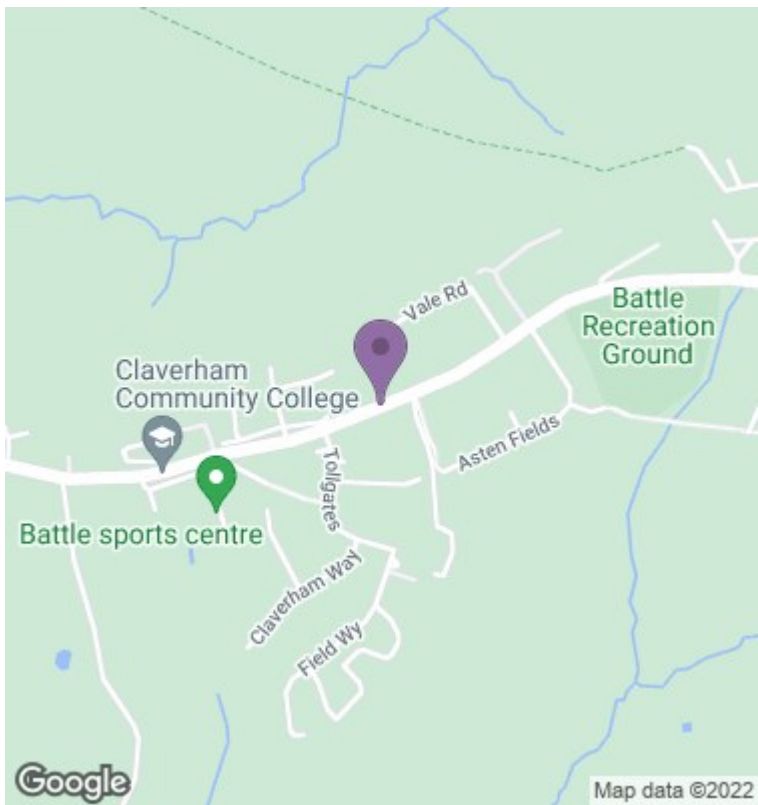
None of the services or appliances mentioned in these sale particulars have been tested.

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







| 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 | | |



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