

**RUSH  
WITT &  
WILSON**



**Bloemfontein Lower Street, Battle, East Sussex TN33 9EA**  
**Guide Price £315,000**

**A beautifully presented three bedroom semi-detached cottage, situated in the picturesque Lower Street Ninfield Village East Sussex. The cottage has wonderful character and charm, double glazed windows and doors, LPG gas central heating system, westerly facing living room, three bedrooms, modern kitchen with dining room/ forth bedroom, modern bathroom suite, off road parking, private gardens, CHAIN FREE, viewing comes highly recommended by RWW sole agents. Council Tax Band C. This property is also within the catchment areas for all school in Bexhill and Battle including Claverham, Battle Abbey and Bexhill Academy.**



### **Entrance Hallway**

With entrance door, built in cloaks cupboard, window to the side elevation, double radiator.

### **Living Room**

12'0" x 10'10" (3.67 x 3.31)

Window to the front elevation, double radiator, ornate cast iron fireplace.

### **Dining Room/ Bedroom Four**

11'6" x 9'9" (3.52 x 2.98)

Window to the rear elevation, double radiator.

### **Kitchen**

12'9" x 8'9" (3.91 x 2.69)

Window to the side elevation, door to rear, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, twin bowl sink unit with single drainer, plumbing for washing machine, space for cooker, brushed stainless steel extractor canopy and light, splashbacks, large under stairs storage cupboard, quarry floor tiling, wall mounted gas central heating and domestic hot water boiler.

### **First Floor Landing**

### **Modern Bathroom Suite**

Comprising wc with low level flush, panelled bath with hand/shower attachment, fixing, curtail rail, pedestal mounted wash hand basin, tiled splashbacks, double radiator, obscured glass windows to the side elevation, access to roof space.

### **Bedroom One**

12'4" x 11'10" (3.78 x 3.62)

Double radiator, window to the rear elevation, built in wardrobe cupboards.

### **Bedroom Two**

12'3" x 8'3" (3.74 x 2.54)

Window to the front elevation, double radiator, original cast iron fireplace, shelving.

### **Bedroom Three/Study**

8'3" x 5'11" (2.52 x 1.81)

Window to the front elevation, double radiator.

### **Outside**

### **Front Garden**

Beautiful cottage style front garden with chipped stone, chain link and post fencing, off road parking is available.

### **Rear & Side Garden**

Outside water tap, patio areas for alfresco dining, enclosed with a combination of fencing and trellising, decked area, timber framed shed, raised flowerbeds and borders, hedging and shrubbery.

### **Agents Note**

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.



GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

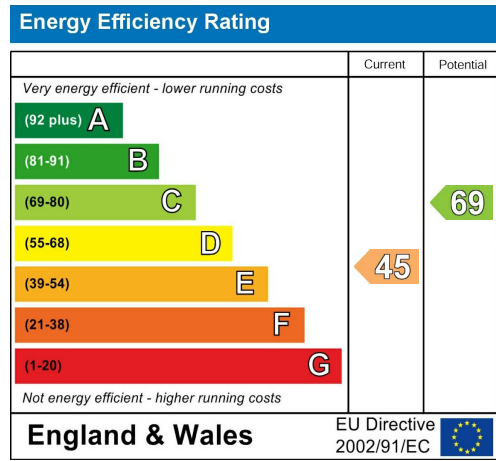
1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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