

**RUSH
WITT &
WILSON**



**The Hobbit Mill Lane, Battle, East Sussex TN33 9HT
£489,950**

A rare opportunity to acquire this large and immaculately presented detached bungalow ideally located in the heart of the countryside surrounded by farmlands and fields. Offering bright and spacious accommodation throughout, the property comprises living room, kitchen/breakfast room, dining room, three bedrooms, orangery, bathroom and separate W.C. Other internal benefits include oil fired central heating to radiators and double glazed windows throughout. Externally the property offers low maintenance gardens to all four sides of the property, driveway providing off road parking for multiple vehicles and double garage. Viewing comes highly recommended by Rush Witt Wilson Bexhill sole agents to appreciate this incredibly spacious property in this quiet and unique setting set at the end of this country lane.



Entrance Porch

Window to front elevation, tiled floor, obscured glass panel internal front door with obscured glass panel side light windows.

Entrance Hallway

Radiator.

Living Room

24'10" x 12'11" narrowing to 11'4" (7.59 x 3.96 narrowing to 3.46)

Windows to both front and rear elevations, two radiators, glass panelled double glazed door leading through to orangery, wall mounted feature fireplace with electric heater and flame effect fire.

Orangery

18'11" x 11'8" (5.77 x 3.56)

Double glazed windows to the front, side and rear elevations, double glazed french doors giving access to rear garden, velux window to side elevation which has a remote control fitted blind, tiled floor, recess ceiling spotlights, on the central light fitting there is a remote control fan.

Dining Room

10'10" x 9'1" (3.31 x 2.77)

Window to rear elevation, radiator, serving hatch through to kitchen.

Kitchen

11'10" x 10'9" (3.61 x 3.29)

Window to rear elevation, obscured glass panelled door giving access to rear garden, modern fitted kitchen with a range of matching wall and base level units with solid straight edged work top surfaces, integrated electric double oven and grill, serving hatch through to dining room, work top mounted induction hob with fitted stainless steel extractor hood above, stainless steel bowl and half sink with drainer and mixer tap, plumbing space for dishwasher, plumbing space for washing machine, space for fridge/freezer, floor standing oil central heating boiler, part tiled walls, recess ceiling spotlights.

Bedroom One

21'5" x 11'10" (6.54 x 3.62)

Windows to front and rear elevations, two radiators, large range of fitted bedroom furniture including fitted wardrobes

with a range of hanging space and shelving, fitted shelving units, two additional built-in wardrobes with storage cupboards above.

Bedroom Two

9'10" x 8'11" (3.02 x 2.72)

Window to front elevation, radiator, fitted wardrobe with storage cupboard above.

Bedroom Three

9'10" x 8'10" (3 x 2.71)

Window to front elevation, radiator, fitted wardrobe with storage cupboard above.

Bathroom

Obscured window to rear elevation, radiator, suite comprising panel enclosed bath with mixer tap, wall mounted shower controls and shower attachment, W.C. with low level flush, vanity unit with wash hand basin, mixer tap and storage cupboards beneath, part tiled walls, electric shaver point, electric bathroom mirror with lights, airing cupboard housing hot water cylinder with slatted shelving.

Separate W.C.

Obscured window to rear elevation, radiator, W.C. with low level flush, pedestal mounted wash hand basin with mixer tap and tiled splash back, electric bathroom mirror with light.

Outside

Front Garden

Mainly laid to lawn with mature plant and shrub borders, gated access to both sides of property giving access to rear garden, open side garden which is mainly laid to lawn, 'well' with water at bottom, timber garden shed, driveway providing off road parking for multiple vehicles leading to integral double garage.

Rear Garden

Low maintenance rear garden which is mainly block paved with some shingled laid areas, garden pond, mature plant and shrub borders, block paved pathway down both sides of the property to the front of the property.

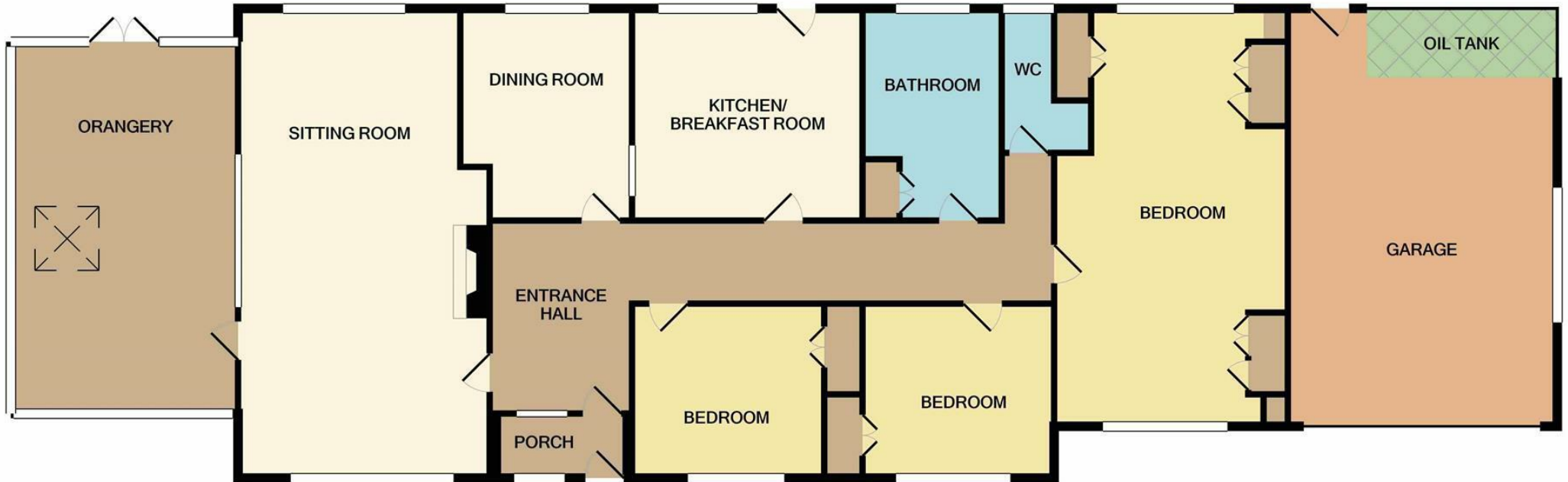
Double Garage

Up and over door, houses electric meter and consumer unit, access to loft space, door giving access to rear garden.

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.

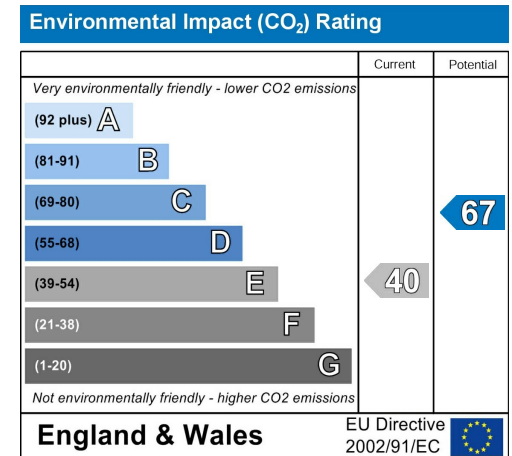
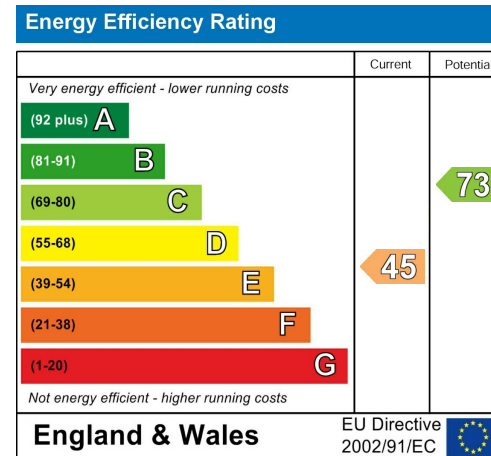
Agents Notes





TOTAL APPROX. FLOOR AREA 1751 SQ.FT. (162.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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