

**RUSH  
WITT &  
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**Stoneleigh Bexhill Road, Battle, East Sussex TN33 9EE  
Offers In Excess Of £525,000 Freehold**

## About this property

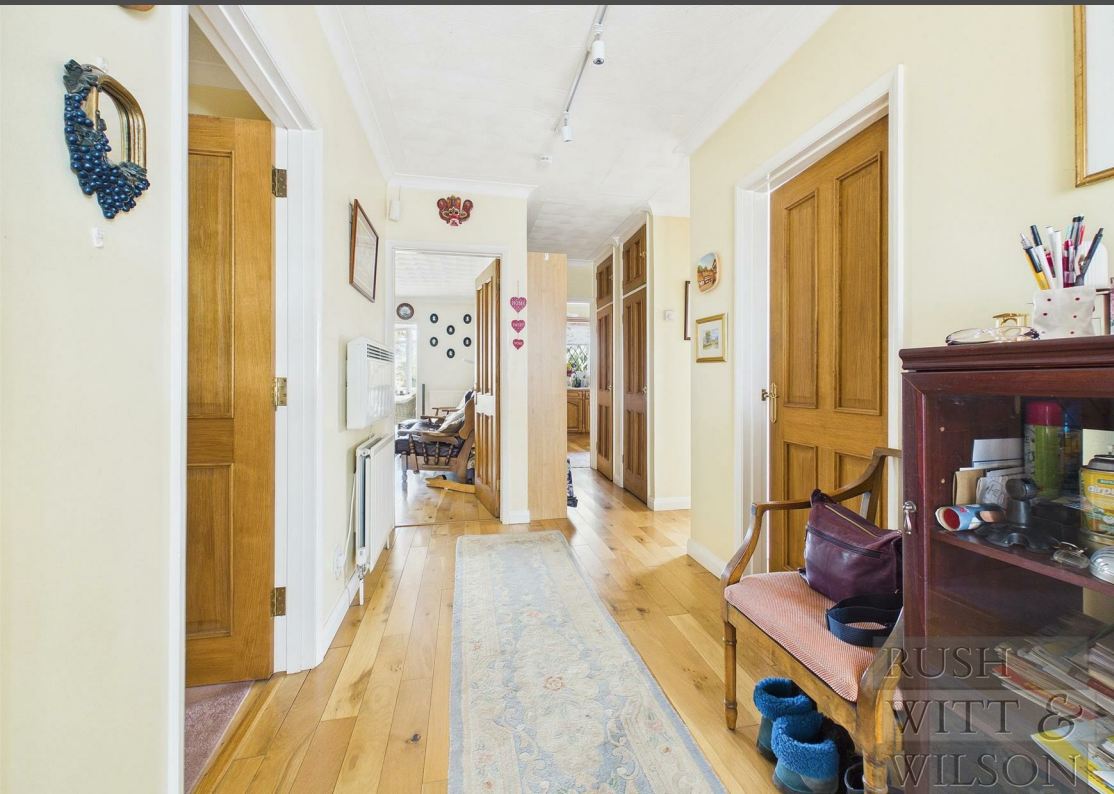
A truly special detached chalet bungalow, approached via a long private driveway, situated on a 0.30 acre plot, comprising, entrance porch, large entrance hallway, fitted kitchen leading to the side lean to, large living room, stunning orangery with doors and windows overlooking and providing access onto the rear garden, two double bedrooms to the ground floor, family bath/shower room, inner hallway with stairs to the first floor and leading to the downstairs study room/bedroom five, two additional double bedrooms to the first floor, with the main benefiting from ensuite and walk in wardrobe. Other internal benefits include electric heating throughout and double-glazed windows and doors.

Externally, the property boasts ample parking for multiple vehicles with a large driveway, detached double garage, with storage space above, a stunning rear garden, mainly laid to lawn and extensive in size, with patio areas suitable for 'Alfresco dining', shrubbery borders and large timber framed garden shed.

The property comes position in this stunning Village location of Ninfield, with many countryside walks to be found within very close proximity to the property. Whilst being in this village location, the property finds itself only approx. 3.7 miles from Bexhill Town Centre and approx. 4.5 miles to Battle High Street.

Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.







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**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2

**Approximate total area<sup>(1)</sup>**

212.1 m<sup>2</sup>  
2285 ft<sup>2</sup>

**Reduced headroom**

4.6 m<sup>2</sup>  
50 ft<sup>2</sup>

(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.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>18</b>	<b>20</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - D

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:

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