

**RUSH
WITT &
WILSON**



Rosella High Street, Battle, East Sussex TN33 9JP
£450,000

A beautifully presented spacious three double bedroom detached house with garage, situated in the beautiful village Ninfield East Sussex, private front and stunning southerly facing rear gardens overlooking adjoining countryside, open fireplace in the living room, electric heating, double glazed windows and doors, downstairs cloakroom, conservatory, viewing comes highly recommended by RWW sole agents. Council Tax Band D.



Entrance Hallway

With entrance door, night storage heater.

Cloakroom

WC with concealed cistern, obscured glass window to the side elevation, wash hand basin with half height wall tiling.

Living Room

14'2" x 14'2" (4.34 x 4.33)

Window to the front elevation, night storage heater, open fireplace.

Kitchen/Breakfast Room

14'5" x 12'5" (4.40 x 3.79)

Night storage heater, space for table and chairs, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, composite sink unit with mixer tap, plumbing for washing machine, integral fridge and freezer, freestanding electric double oven with hob, under stairs storage cupboard with space for additional white goods, tiled splashbacks, window to the rear elevation.

Conservatory

12'5" x 7'7" (3.79 x 2.32)

Overlooking the southerly elevation over the rear garden, tiled floor.

First Floor Landing

Window to the side elevation, access to loft space, night storage heater, built in airing cupboard.

Bedroom One

14'3" x 14'1" (4.35 x 4.30)

Two windows to the front elevation, electric radiator.

Bedroom Two

13'1" x 11'7" (4.00 x 3.54)

Window to the rear elevation with stunning views over the gardens and adjoining countryside.

Bedroom Three

13'4" x 11'2" (4.08 x 3.42)

Windows to the rear elevation with stunning views over adjoining countryside, wall mounted electric radiator.

Bathroom

Suite comprising panelled bath, wall mounted electric shower unit, controls and showerhead, wc with low level

flush, pedestal mounted wash hand basin , tiled walls, obscured glass windows to the front elevation.

Outside**Front Garden**

Arranged with off road parking in mind, offering ample parking space and access to the garage, mature shrub, plants and trees of various kinds, enclosed with a combination of fencing and hedging.

Rear Garden

A particularly attractive feature of the property adjoining onto countryside, south facing elevation, mainly laid to lawn, two timber framed sheds, greenhouse, well stocked flower and shrub beds, trees of various kinds, side access, allotment beds, all enclosed with fencing and hedging to all sides, side access is available.

Garage

With up and over door, power and light, personal door and window to the rear.

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.







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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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