

**RUSH
WITT &
WILSON**



**Byways Cottage Church Lane, Battle, East Sussex TN33 9DR
£435,000**

A beautifully presented three bedroom detached chalet style bungalow, situated in the idyllic leafy semi-rural village of Catsfield, double glazed windows and doors, two reception rooms, kitchen/breakfast room, double glazed windows and doors, modern oil fired central heating system, detached wide single roof tiled garage, two bathrooms, upvc conservatory, two attic rooms with scope to create additional bedroom and bathroom if required subject to usual planning, extensive off road parking to the front and southerly facing rear garden, viewing comes highly recommended by RWW Bexhill sole agents.



Entrance Porch

With entrance door, windows to front and side elevations.

Entrance Hallway

With large built in doubled doored cloaks cupboard.

Living Room

21'5 x 10'1 (6.53m x 3.07m)

Window to front elevation, French doors to the rear, double radiator, single radiator, ornate fireplace.

Conservatory

6'2 x 10'5 (1.88m x 3.18m)

Door leads out onto rear garden, UPVC double glazed construction.

Dining Room

16'3 x 13'2 (4.95m x 4.01m)

Window to the front elevation, two double radiators, beautiful brick built open fireplace.

Inner Hallway

Double radiator.

Utility Room

With door to rear and window to the side, plumbing for washing machine, space for fridge freezer, built in linen cupboard.

Kitchen

15'5 x 8'7 (4.70m x 2.62m)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, electric hob with extractor canopy and light, breakfast bar, integrated oven and grill, window to the rear elevation.

Bedroom Two

10'6 x 8'9 (3.20m x 2.67m)

Window to the front and side elevation, double radiator.

Bedroom Three

10'3 x 8'10 (3.12m x 2.69m)

Window to the rear and side elevations, double radiator.

Bathroom

Suite comprising walk in shower cubicle with electric shower unit, controls and shower head, wc with low level

flush, pedestal mounted wash hand basin, single radiator, obscure glass window to the rear elevation, tiled walls.

First Floor Landing

Bedroom One

17' 9 x 11'6 (5.18m x 3.51m)

Windows to the side and rear elevation, double radiator, fitted bedroom furniture comprising wardrobes with matching bedside cabinets, dressing table with drawers, door into eaves space.

Bathroom

Window to rear elevation, panelled bath, pedestal wash hand basin, wc with low level flush. tiled walls, radiator.

Converted Attic Room One

14'3 x 5'5 (4.34m x 1.65m)

Velux window to the front elevation, further door through to additional attic space, single radiator, access to the roof void.

Attic Room Two

12'4 x 10' (3.76m x 3.05m)

Window to the rear elevation. Further attic conversion scope to create additional bedroom and bathroom subject to planning consent.

Outside

Front Garden

The property benefits from a beautiful rural aspect with mature plants. shrubs and trees of various kinds, enclosed with a combination of post and rail fencing and dwarf walls, extensive off road parking available on bricked paved driveway and hard standing areas, side access.

Wide Detached Single Garage

With up and over door, personal door to the rear and window to the side elevation.

Rear Garden

Private and secluded, designed for low maintenance in mind, mainly patio laid with well stocked plant. shrub and flowerbeds, outside water tap.

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.





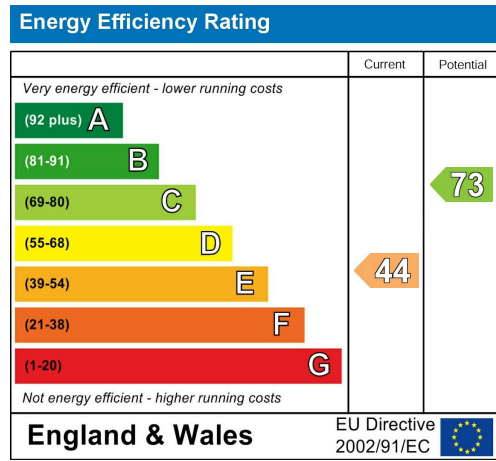
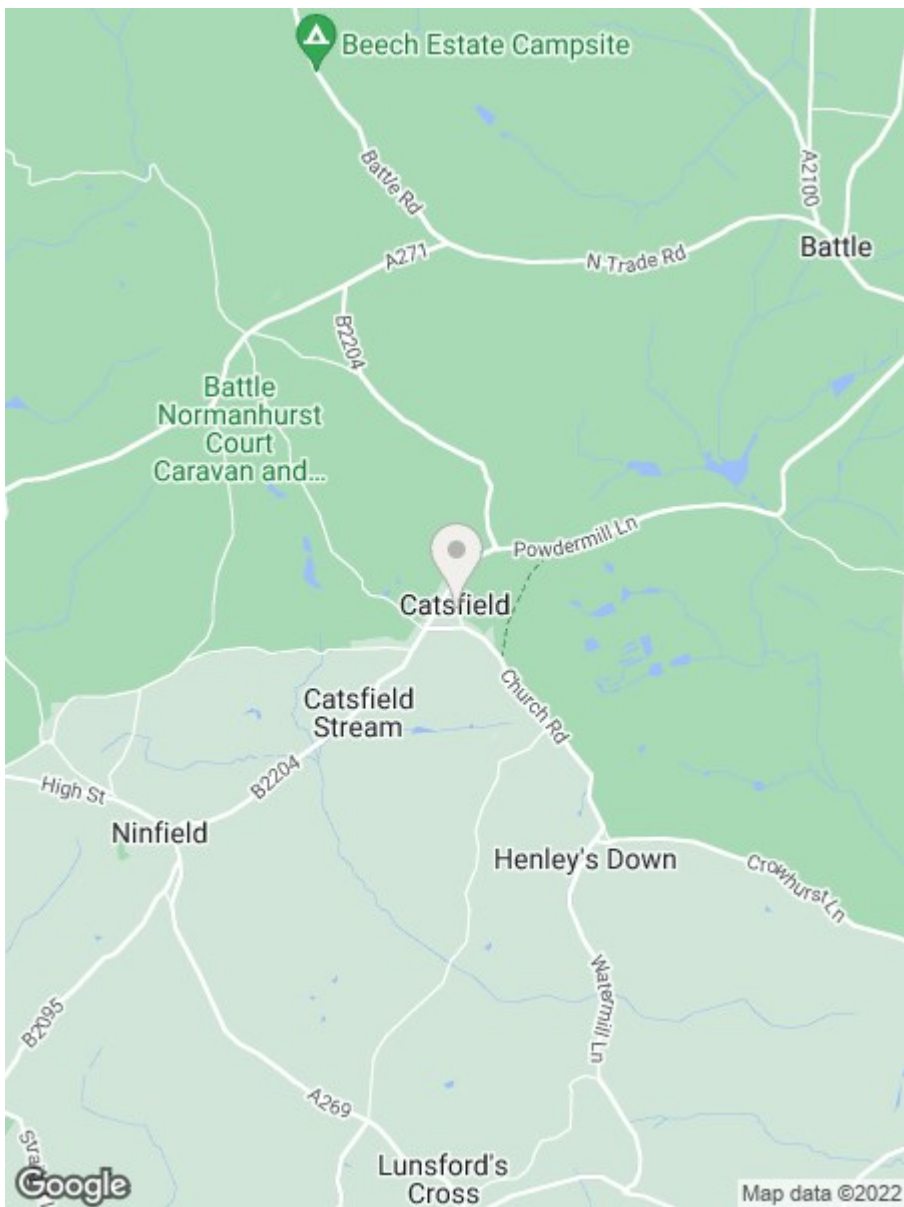
GROUND FLOOR
APPROX. FLOOR
AREA 1024 SQ.FT.
(95.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 527 SQ.FT.
(49.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1551 SQ.FT. (144.1 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, 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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