

**RUSH
WITT &
WILSON**



**Bloemfontein Lower Street, Battle, East Sussex TN33 9EA
£325,000**

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, viewing comes highly recommended by RWW sole agents. Council Tax Band C.



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.







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		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**