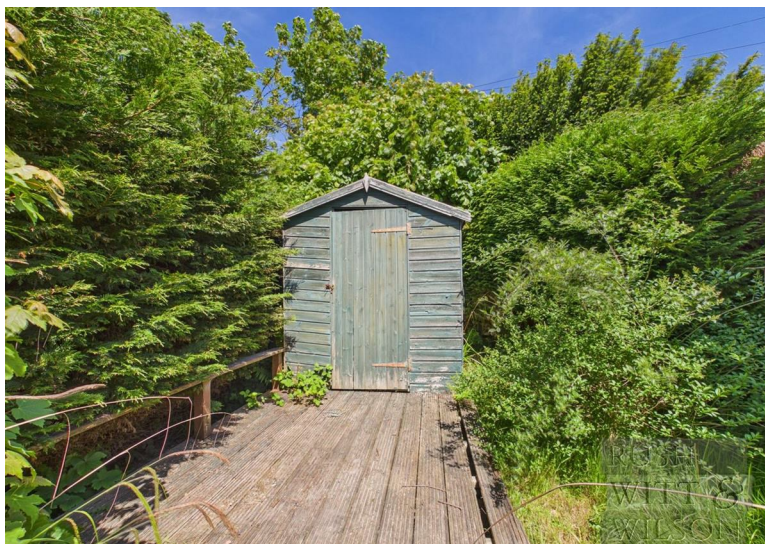


**RUSH
WITT &
WILSON**



12 Glengorse, Battle, East Sussex TN33 0TX
Offers In The Region Of £530,000 Freehold

Positioned within a highly desirable and rarely available cul-de-sac on the outskirts of historic Battle, this beautifully presented chain free, detached chalet-style home offers bright, versatile accommodation alongside a peaceful setting with far-reaching countryside views. One of only a handful of homes of this particular design within the close, the property enjoys a wonderful sense of individuality whilst providing the flexibility modern buyers are increasingly searching for. Whether for growing families, those seeking multi-generational living, or purchasers downsizing without compromise, the layout adapts effortlessly to changing lifestyles. The welcoming accommodation comprises an entrance porch and hallway, a spacious dual-aspect sitting room filled with natural light, separate dining area and a recently updated kitchen overlooking the delightful rear garden. A generous ground floor bedroom alongside a contemporary shower room creates excellent guest accommodation or potential for single-storey living if required. To the first floor are two further double bedrooms, a family bathroom and an additional study/home office, ideal for remote working whilst equally suiting use as a nursery, dressing room or hobby space. Outside, the home continues to impress with beautifully established gardens to both front and rear. The rear garden enjoys a good degree of privacy with mature planting, lawned areas and a decked seating terrace perfect for outdoor dining and entertaining. To the front, ample off-road parking and an integral garage provide practicality for everyday family life. Battle's historic High Street, excellent local schooling, independent shops, cafés and mainline station with direct services towards London are all within easy reach, offering the perfect balance between countryside surroundings and convenience. Properties within this quiet and well-regarded position seldom become available.









Floor 0



Floor 1



Approximate total area⁽¹⁾

141.3 m²

1520 ft²

Reduced headroom

1.9 m²

21 ft²

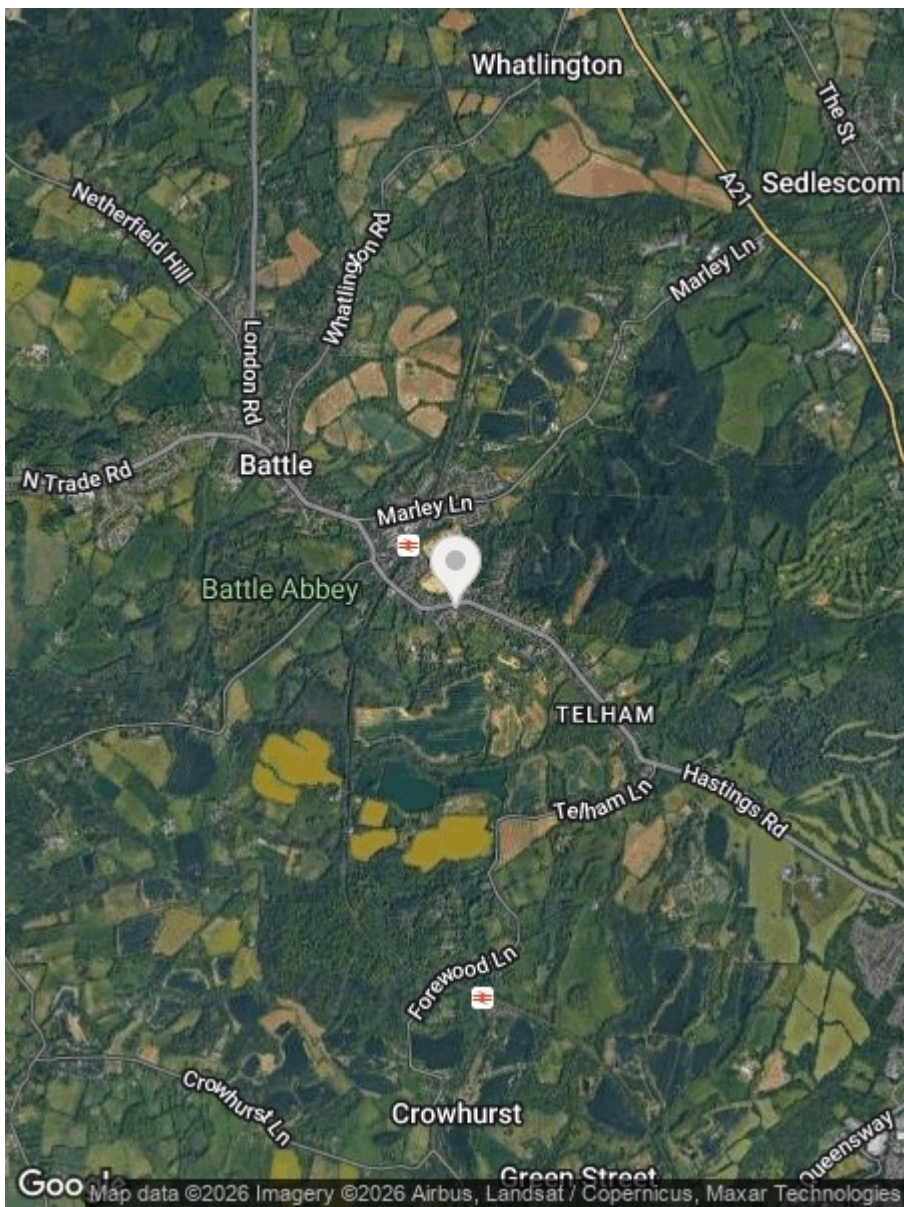
(1) Excluding balconies and terraces

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) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Council Tax Band - F

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**