

## April Cottage Church Road, Catsfield

£550,000 Freehold

A beautifully updated family home combining character features with modern design. Includes a new kitchen, stylish bathrooms, spacious living areas and off-street parking. Well located for top schools, green spaces and excellent transport links to London

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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You enter into a welcoming hallway with attractive parquet flooring that continues into the spacious triple-aspect living room with an open fire. The kitchen sits to the right, fitted with solid wooden worktops, white gloss units, Bosch eye-level oven and grill, integrated appliances, induction hob and a black sink overlooking the garden. There is space for dining, grey splashback tiling, black tile-effect flooring, a cloakroom area and a useful additional room with a door to the garden.

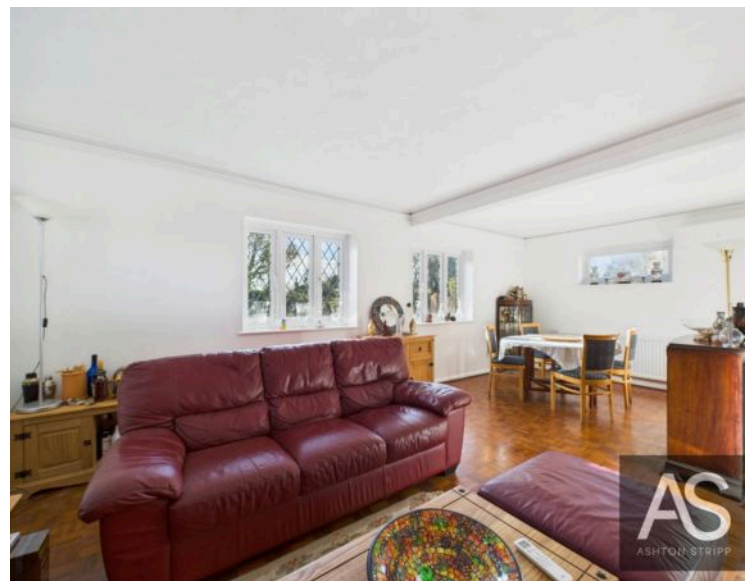
Off the kitchen, two adaptable side rooms—one front facing, one rear—provide excellent flexibility as bedrooms, offices, playrooms or a teen snug, linked by a central corridor with a side door outside.

A large utility room offers further storage, mixed worktops, a stainless steel sink and garden access. The newly updated ground-floor bathroom features black tiled flooring, grey wall tiling, a walk-in shower and a modern white suite. An airing cupboard sits nearby, and a rear double bedroom overlooks the garden with built-in storage.

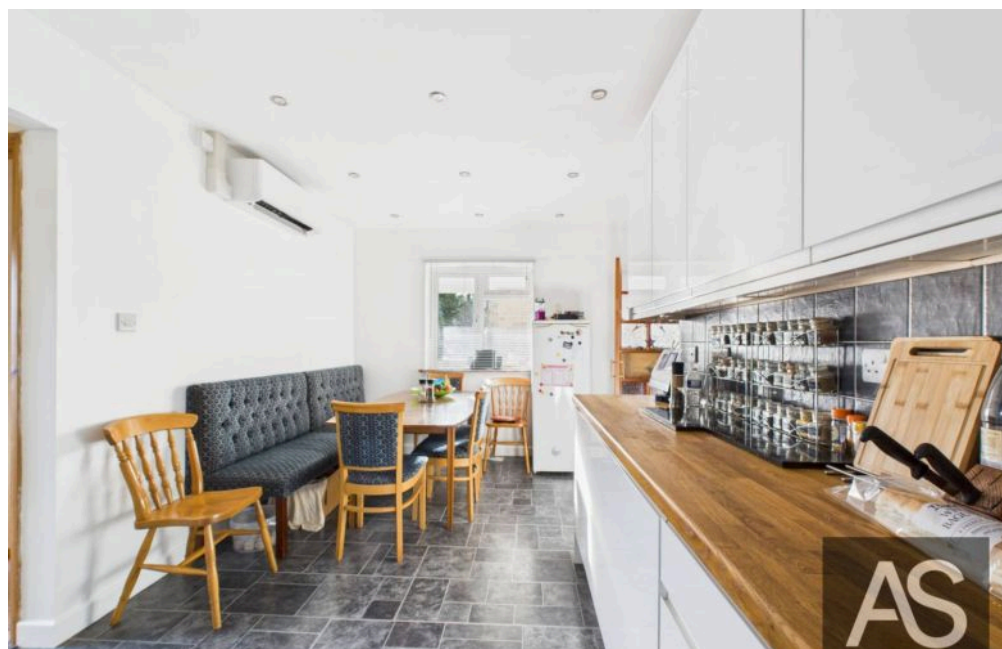
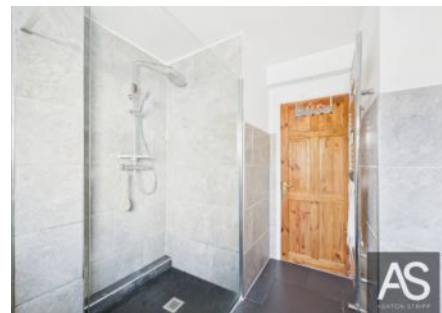
Upstairs, the landing features two big storage cupboards. A large double bedroom with side window and Velux sits to the left, while the newly fitted family bathroom offers grey tiling, a walk-in rain shower and modern fittings. At the front is another generous double bedroom with built-in storage and lovely field views.

Outside, there is a large front garden with raised beds, driveway parking for 3–4 cars, and side access on both sides—one with a shed and the oil tank. The rear garden offers a good lawn area and a well-built wooden summer house. The home sits on a generous plot in central Catsfield and benefits from air conditioning, air-source heating and oil heating for hot water.

April Cottage sits in the heart of Catsfield, a peaceful and attractive village surrounded by East Sussex countryside. The location offers a friendly, rural community feel while still being close to Battle for shops, services and rail links. Local amenities, village hall activities and well-regarded schools—including Catsfield CofE Primary—are all nearby, making it an ideal spot for families and anyone seeking a quiet yet well-connected village setting.



- Spacious modern kitchen with solid wood worktops, white gloss units, Bosch appliances and garden views.
- Flexible extra rooms to the side of the house—ideal as bedrooms, offices.
- Large triple-aspect living room with open fire and parquet flooring.
- Generous utility room with mixed worktops, storage and garden access.
- Two newly fitted bathrooms, both with walk-in showers, modern tiling and fittings.
- Ground-floor rear bedroom overlooking the garden with built-in storage.
- Two spacious upstairs double bedrooms, including one with field views and fitted storage.
- Excellent storage throughout, including an airing cupboard and two large landing cupboards.
- Large front and rear gardens, plus a quality wooden summer house.
- Ample driveway parking for 3–4 cars, side access both sides, air conditioning, air-source system and oil heating for hot water.



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