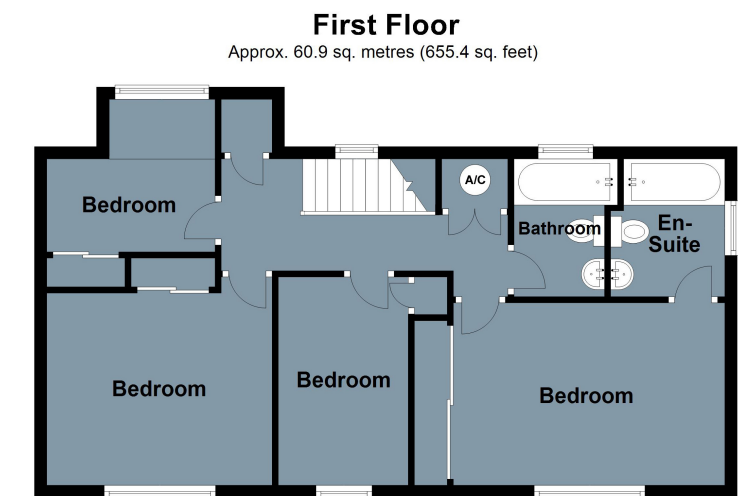
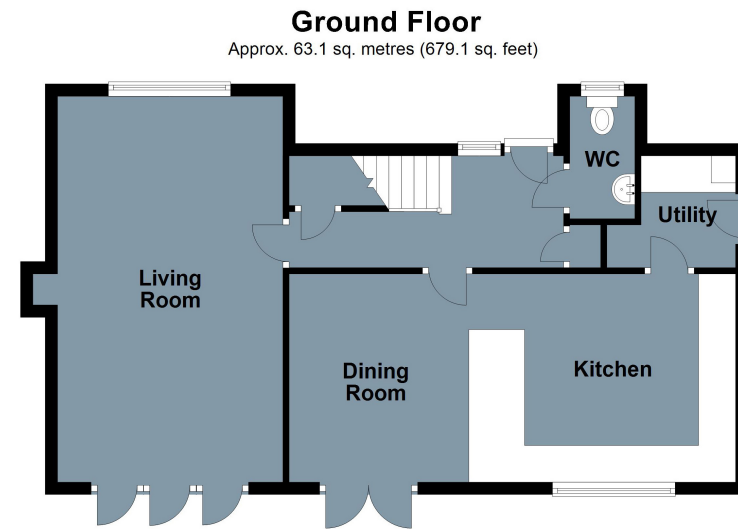


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Total area: approx. 124.0 sq. metres (1334.5 sq. feet)
 For illustration purposes only - not to scale



26 Bowmans Drive, Battle, East Sussex TN33 0LU

£599,950 freehold

An immaculately presented four bedroom detached family home with landscaped westerly facing garden set in a quiet and popular cul-de-sac within a short distance of Battle High Street.

Detached Family Home
 Cul de Sac Location

4 Bedrooms
 Close to Battle Town

Double Garage

Landscaped Garden

Description

Having been subject to an extensive programme of remodernisation in recent years, this beautifully presented family home enjoys a quiet location in a popular cul-de-sac close to the centre of Battle. A spacious hallway leads to a modern fully fitted Shaker style kitchen/dining room with French doors leading to the rear garden. There is a separate double aspect reception room which enjoys bi-fold doors to the garden as well as a feature fireplace. To the first floor is a spacious master bedroom with a range of fitted wardrobes as well as an en-suite bathroom, three further bedrooms and a modern family bathroom. To the front is a double garage and parking for several cars and to the rear is a landscaped and terraced garden offering a good level of privacy. The property is located close to the centre of Battle which offers a good range of local amenities and independently owned shops, which cater for most day to day needs, as well as a mainline station offering regular services to London Charing Cross. The town is also well served for both primary and secondary schools, both private and comprehensive. Viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a northerly direction taking the third exit at the roundabout into the A2100 London Road and proceed along turning right into Virgins Lane and then right into Bowmans Drive where the property will be round up on the right hand side opposite the Dukes Hill turning.

What3Words:///tone.cornering.braced

THE ACCOMMODATION COMPRISES

Covered entrance porch with part glazed front door to

ENTRANCE HALL

with stairs leading to the first floor landing, understairs cupboard, separate cupboard and door to

CLOAKROOM

with window to front and fitted with a vanity sink unit, wc, tiled floor and radiator.

KITCHEN/DINING ROOM

23' 9" x 10' 9" (7.24m x 3.28m) with window and double doors leading to the rear garden, tiled floor, recessed lighting and fitted with a comprehensive range of Shaker style base and wall mounted kitchen units incorporating cupboards and drawers with integrated fridge/freezer, eye level oven and microwave. There are areas of granite working surface incorporating a butler sink with chrome mixer tap and a 4 ring induction hob with built in extractor. In the dining area is a large radiator. Door to



UTILITY ROOM

6' 0" x 4' 10" (1.83m x 1.47m) plus recess with space and plumbing for the washing machine and tumble dryer, tiled floor, recessed lighting and further Shaker style base and wall cabinets with a granite effect working surface incorporating a stainless steel sink with mixer tap and drainer. A stable door leads out to the rear garden.

LIVING ROOM

26' 0" x 11' 11" (7.92m x 3.63m) a double aspect room with window to front and bi-fold doors to the rear, centered around a gas fire on a slate hearth.

FIRST FLOOR LANDING

with window to front, large storage cupboard and airing cupboard

BEDROOM 1

14' 5" x 9' 8" (4.39m x 2.95m) with window to rear, fitted wardrobes and door to



EN-SUITE BATHROOM

7' 3" x 6' 0" (2.21m x 1.83m) with window to side, tiled walls and fitted with a wall mounted vanity sink unit, wc, bath with chrome taps and shower attachment, heated towel rail.

BEDROOM 2

12' 0" x 10' 2" (3.66m x 3.10m) with window to rear, fitted double wardrobe.

BEDROOM 3

10' 10" x 6' 1" (3.30m x 1.85m) with window to rear.

BEDROOM 4

8' 11" x 8' 1" (2.72m x 2.46m) with window to front, fitted wardrobe.

FAMILY BATHROOM

7' 2" x 4' 7" (2.18m x 1.40m) with window to front, tiled walls, recessed lighting and fitted with a modern suite comprising a large vanity sink unit, wc, bath with chrome taps and shower attachment, heated towel rail.

DOUBLE GARAGE

17' 4" x 17' 2" (5.28m x 5.23m) with two up and over doors and window to side.

OUTSIDE

To the front of the property is a tarmac driveway providing ample parking for several cars and giving access to the double garage. Steps with railings lead down to a well presented paved area which in turn leads to the front door. A side gate gives access to a rear side passage where there is a small shed, currently used as a home office. The rear westerly facing garden is beautifully landscaped and is divided into two areas, the principle being predominantly paved and interspersed with areas of lawn and a retaining wall with steps leading down to the second area which is predominantly laid to lawn and enclosed with close board fencing and mature hedging interspersed with mature shrubs and plants. A second gate gives access through to a second area of lightly wooded garden.



COUNCIL TAX

Rother District Council
Band f - £3438 (23/24)

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

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.