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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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19 Swallow Drive, Battle, East Sussex TN33 0DY

£320,000 freehold

A well presented two bedroom mid-terrace home occupying a quiet location with garden, parking and garage all within walking distance of the mainline station and High Street.

Mid-Terrace Property
Garden

2 Bedrooms
Close to Station and High Street

Garage En Bloc

Parking Space

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Description

19 Swallow Drive has been subject to a programme of modernisation in recent years and now provides a very well presented and surprisingly spacious family home. The main reception is of a comfortable size and leads through to the kitchen which in turn opens into the conservatory which together form a perfect kitchen/dining room, ideal for family life and entertaining. The conservatory opens to the well stocked rear garden. To the first floor are two good sized bedrooms and a modern bathroom. The property has the benefit of a parking space and a garage en bloc. Although the property is tucked away in a quiet cul-de-sac, it is within walking distance of the mainline station with regular services to London Charing Cross and the High Street with its comprehensive range of independently owned shops, pubs, restaurants as well as doctors, dentists and vets. There is also a Jemsons supermarket as well as a Tesco's Express and Battle is well served for schooling, both comprehensive and private at primary and secondary levels. The property is close to Battle Great Woods which is ideal for dog walking, as well as Sedlescombe golf course and the increasingly popular Hastings and St Leonards with their fashionable bars and restaurants is a short train journey away. Viewing is highly recommended.

Directions

From our offices in Battle High Street proceed in a southerly direction taking the first exit at the mini roundabout into Marley Lane. Pass over the level crossing and turn right into Harrier Lane. Keep to the right and continue into Falconers Drive then turn right into Swallow Drive where the property will be found on the right hand side.
What3Words:///chucked.duet.coins

THE ACCOMMODATION COMPRISES

A front door leading to

ENTRANCE HALL

with coat hanging area and door to

LIVING ROOM

13' 2" x 11' 9" (4.01m x 3.58m) with window to front, stairs rising to first floor landing, door to

INNER HALLWAY

with large understairs storage cupboard and leading to

KITCHEN

11' 9" x 8' 9" (3.58m x 2.67m) fitted with a range of modern base and wall mounted kitchen cabinets incorporating cupboards and drawers with under unit lighting, a 1 1/2 bowl stainless steel sink with mixer tap and drainer, integrated AEG oven and microwave. There are wood effect working surfaces with a 4 ring gas hob and extractor over, a breakfast bar, space and plumbing for washing machine, space for American style fridge/freezer, recently fitted wall mounted gas fired boiler, radiator, laminate flooring, recessed lighting and opening into

CONSERVATORY

8' 1" x 7' 8" (2.46m x 2.34m) a triple aspect room with double doors opening to the rear garden, electric heater and laminate flooring.



FIRST FLOOR LANDING

with loft hatch.

BEDROOM 1

11' 8" x 9' 8" (3.56m x 2.95m) with window to rear, above stairs storage cupboard.



BEDROOM 2

11' 10" x 7' 6" (3.61m x 2.29m) with window to front.



BATHROOM

8' 11" x 5' 6" (2.72m x 1.68m) with tiled floor, part tiled walls, recessed lighting and fitted with a panelled bath with shower attachment over, wc, pedestal wash hand basin, heated towel rail, large shelved cupboard.

OUTSIDE

To the front is a well maintained area of lawn with a footpath giving access to the front door. To the rear is an area of lawn with planted borders and a small patio area with steps and lights leading up to the lawn. There is a rear gate giving access to Swallow Drive.



GARAGE EN BLOC

17' 0" x 8' 7" (5.18m x 2.62m) with manual up and over door.

COUNCIL TAX

Rother District Council
Band B - £2,044.68

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.