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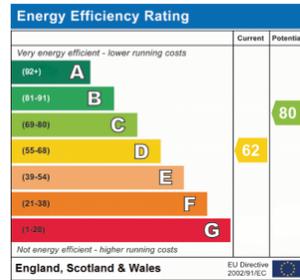
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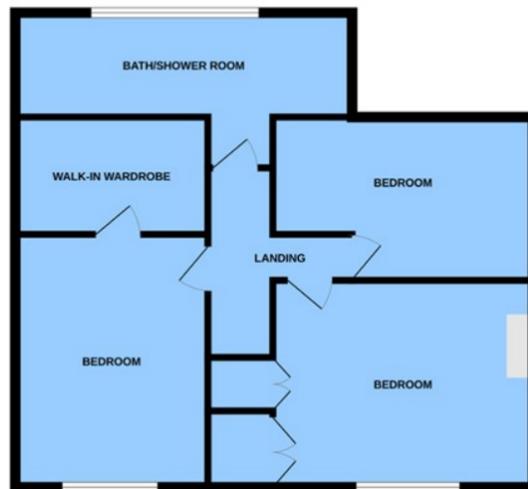
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GROUND FLOOR



1ST FLOOR



Total 1097 Sq. ft.

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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Springfield, Church Lane, Catsfield, Battle, East Sussex TN33
 9DR

£425,000
freehold

A delightful three bedroom double fronted cottage that fronts a pretty one way street within the centre of this popular village, backing onto open fields, the property enjoys two reception rooms and three good size bedrooms with oil central heating and double glazing.

- Semi-Detached Cottage
- Beautifully Presented
- 3 Double Bedrooms
- Downstairs WC
- 2 Reception Rooms
- Cottage Garden
- Walk-in Wardrobe
- Backing onto Fields



Description

Viewing is essential to appreciate this delightful double fronted period cottage that has been upgraded and improved over recent years to provide well proportioned accommodation set out over two floors. The main living room has a wood burning stove and opens into the kitchen/breakfast room which enjoys views over the adjoining farmland and connects into a dining/family room that opens in the garden. The three bedrooms are all of good proportions, the main having a walk-in dressing room with a range of fitted wardrobes with hanging and shelving. The cottage garden is predominantly set to the side and to the rear the property backs onto open fields with lovely views. Located on a pretty one way street in the centre of the village, the property is just a short walk from the village shop and primary school and viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings and at the second mini roundabout bear right into Powdermill Lane. Continue all the way along bearing left at the T junction towards Catsfield and Church Lane will be seen shortly on the left hand side. The property will be found before the church on the left hand side.

What3Words: ///capillary.springing.chatters

THE ACCOMMODATION

With approximate room dimensions is approached via

ENTRANCE PORCH

4' 5" x 3' 8" (1.35m x 1.12m) With glazed door to inner hallway with quarry tiled flooring, stairs rising to first floor landing.

LIVING ROOM

12' 2" x 11' 6" (3.71m x 3.51m) With window to front, quarry tiled flooring, central fireplace with inset wood burning stove, shelving to side, under stairs cupboard, door through to

KITCHEN/BREAKFAST ROOM

14' 10" x 8' 1" (4.52m x 2.46m) Window to rear, fitted with a range of base and wall mounted kitchen cabinets incorporating Shaker style cupboards and drawers with integrated dishwasher, fitted double oven, area of hard wood working surface incorporating one and a half bowl sink with mixer tap and drainer and four ring hob with extractor fan above, under unit panelling, space and plumbing for washing machine, opening to utility room and door to

DINING ROOM

20' 9" x 8' 1" (6.32m x 2.46m) A dual aspect room with double doors to the garden, panelled bench seat with storage, over head cupboard housing fuseboard, double doors to garden.



UTILITY ROOM

10' 4" x 5' 7" (3.15m x 1.70m) A dual aspect room with glazed door to rear, floor mounted oil fired boiler, base unit, spaces and plumbing for appliances.

WC

5' 0" x 4' 5" (1.52m x 1.35m) Obscured window to rear, fitted with a white low level wc and vanity sink unit with mixer tap

Stairs rise to the first floor landing with panelled walls. The landing provides loft access.

BEDROOM

14' 0" x 8' 0" (4.27m x 2.44m) Window to front, wall mounted television recess.

WALK-IN DRESSING ROOM

8' 1" x 6' 0" (2.46m x 1.83m) Range of drawers, hanging and shelving.

BATHROOM

11' 8" x 5' 0" (3.56m x 1.52m) widening to 8' 6" (2.59m) Window taking in views to the rear, large tile enclosed shower with fixed and hand held shower heads and sliding double glazed door, pedestal wash hand basin, heated towel rail, panelled bath with telephone style taps, low level wc.



BEDROOM

12' 0" x 10' 1" (3.66m x 3.07m) With window to front, range of cupboards with hanging and shelving, additional fitted shelving.

BEDROOM

11' 6" x 9' 6" (3.51m x 2.90m) Window to rear, fitted shelving.

OUTSIDE

The property fronts Church Lane which is a one way street. To the front of the property is a small area of lawn with planted flower beds. The garden is predominantly set to the side, fence and hedge enclosed, there is an area of lawn and gravel that is enclosed with hedging and fencing with planted borders that boast an array of plants, shrubs and specimen trees. There is a timber shed and pathway that wraps around the side and rear that backs onto open fields. Oil tank.



COUNCIL TAX

Rother District Council
Band D £2,581.69

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.