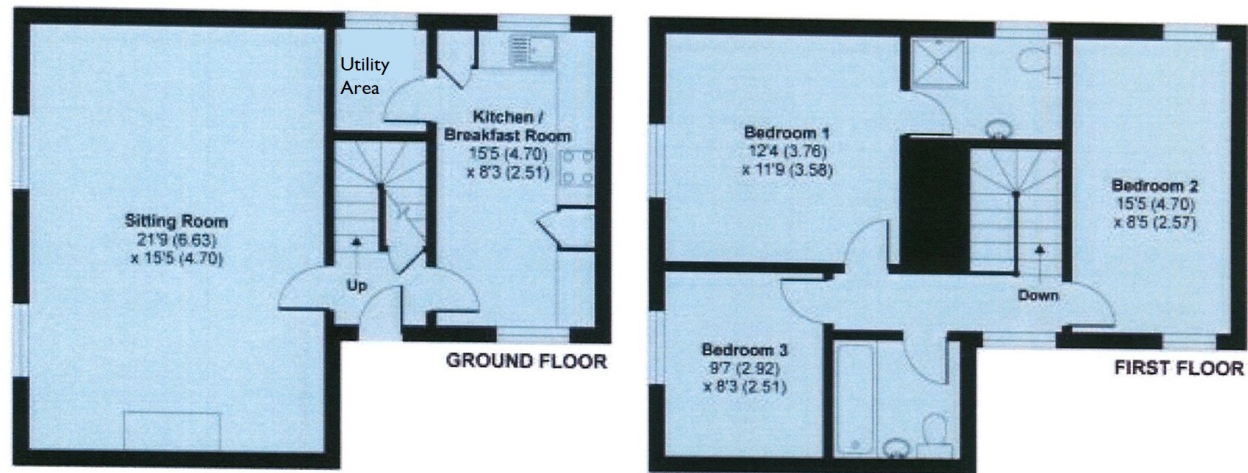
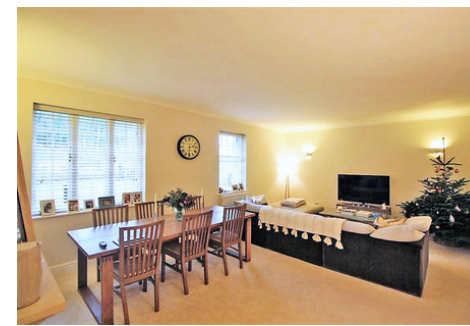


5 Frederick Thatcher Place, North Trade Road, Battle, TN33 0HW

APPROX. GROSS INTERNAL FLOOR AREA 1116 SQ FT 103.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



5 Frederick Thatcher Place North Trade Road, BATTLE TN33 0HW **£399,950 freehold**

Forming part of a Grade II Listed converted former workhouse, this unique three bedroom property offers spacious accommodation that has been recently refurbished. Chain free.

Grade II Listed Conversion
 2 Parking Spaces

3 Bedrooms
 Communal Gardens

Living/Dining Room
 Level walk of Town

En-Suite and Bathroom
 Chain Free

Description

Configured in a unique quadrangle with an imposing gated entrance designed by the renowned architect Frederick Thatcher, originally the complex was the old workhouse. In more recent years it was the site of Battle Hospital and was subsequently developed approximately 20 years ago to a number of exclusive homes.

Number 5 occupies a corner plot and presents attractive block work elevations below a slate tiled roof. The property retains many original features such as sash windows and fireplaces combined with modern gas central heating.

Having been restored in recent years the property is well presented, spacious and includes an impressive living area and three generous bedrooms complimented by the use of well maintained communal grounds and the benefit of two allocated parking spaces.

Directions

THE ACCOMMODATION

with approximate room dimensions is approached via a panelled door with outside light to

ENTRANCE HALL

With stairs rising to first floor landing, laminate flooring, large under stairs cupboard housing the water tank and fuse board.

KITCHEN

15' 5" x 8' 0" (4.70m x 2.44m) A dual aspect room with recessed lighting and fitted with a comprehensive range of base and wall mounted units providing cupboards and drawers with integrated dishwasher, fridge/freezer and fitted low level stainless steel oven. There is space for a washing machine and a large area of working surface incorporating a 4 burner gas hob with extractor fan above and a one and a half bowl stainless steel sink with mixer tap and drainer. A cupboard houses the gas fired boiler and a door leads to

UTILITY AREA

with obscured window to rear, laminate flooring and to be fitted with working surface and storage below.

LIVING/DINING ROOM

20' 2" x 15' 5" (6.15m x 4.70m) With wall lights, two windows to side, an attractive central stone fireplace with inset electric fire, double radiator.



FIRST FLOOR LANDING

With coving and loft access, radiator.

MASTER BEDROOM

12' 5" x 11' 10" (3.78m x 3.61m) window to side, wall lights, double wardrobe with hanging and shelf, door to



EN-SUITE SHOWER ROOM

With obscured window to rear and fitted with a white low level wc, vanity sink unit and corner glazed shower with radiator to side.

BEDROOM TWO

15' 5" x 8' 5" (4.70m x 2.57m) A dual aspect room with wall lights and radiator.



BEDROOM THREE

9' 8" x 8' 3" (2.95m x 2.51m) With window to side, wall lights and radiator.

BATHROOM

Part tiled and fitted with a panelled bath, pedestal wash hand basin, low level wc, extractor fan and radiator.



OUTSIDE

The property benefits from two allocated parking spaces close to the property. In addition there are a variety of communal gardens within the quadrangle and to the rear of the development is a large expanse of communal lawn for use by the residents.

NOTE

We are advised that the current charge of the maintenance of the communal grounds is £90 per month.

COUNCIL TAX

Rother District Council
Band E £2,779.24 (2022/23)

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.