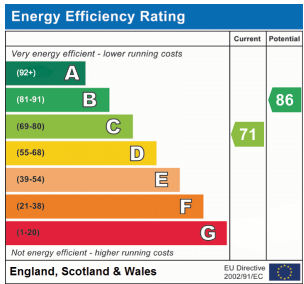


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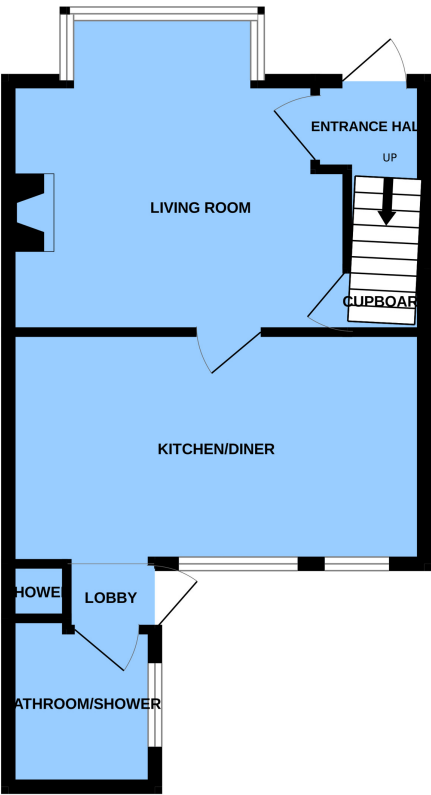
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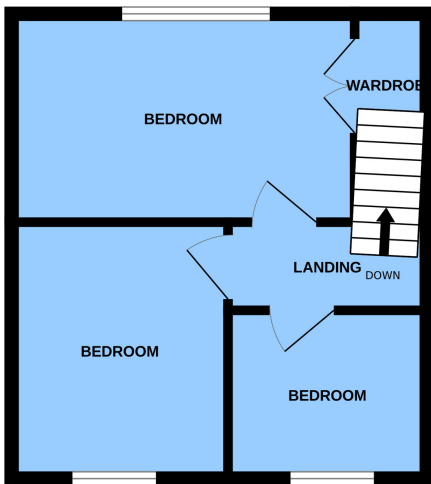
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GROUND FLOOR



1ST FLOOR



10 Harold Terrace, Battle, East Sussex TN33 0BP

£359,950 freehold

An attractive mid terraced 3 bedroom period property that occupies a quiet and tucked away setting close to the centre of town and the mainline station. With the benefit of an enclosed garden, detached home office/summerhouse and resident's parking.

Mid Terrace Period
Property
Detached Home Office

3 Bedrooms
Enclosed Garden

Tucked Away Location
Residents Parking

Close to Station and High
Street

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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Description

10 Harold Terrace occupies this attractive row of period properties that is conveniently situated for the mainline station and High Street. The accommodation is arranged over two floors but there is a substantial loft space that may offer potential, subject to any necessary consents. The large living room has a gas stove with box bay window that looks onto the front garden. The kitchen has a view of the rear garden and offers ample space for a breakfast table and the bathroom is located to the ground floor.

The first floor offers three bedrooms, the main being of excellent proportions and commanding attractive views back towards Battle. The garden is enclosed and offers a good degree of privacy and incorporates a timber shed and recently constructed studio that is insulated with power and light.

With its convenient location, viewing is highly recommended.

Directions

From our office in the High Street, travel north towards the train station, continue up the hill and turn left into Harold Terrace.
What3Words: ///speeds.competing.profiled

THE ACCOMMODATION

With approximate room dimensions comprises panel and glazed door to

ENTRANCE PORCH

Stairs rising to first floor landing.

LIVING ROOM

14' 5" x 13' 7" (4.39m x 4.14m) max, into bay window looking out over the front garden, laminate flooring, central fireplace with inset gas stove with tiled hearth and cupboards and shelves to either side, large under stairs storage cupboard.



KITCHEN/BREAKFAST ROOM

16' 9" x 8' 10" (5.11m x 2.69m) With tiled floor, panelled walls and window facing the rear garden. The kitchen has a range of base and wall mounted units providing cupboards and drawers and spaces for appliances and a fitted low level oven. There is a large working surface with a one and a half bowl stainless steel sink, four burner gas hob with extractor fan above, central feature fireplace (not in use) with cupboards to side.

REAR PORCH

With tiled floor, glazed door to outside.

BATHROOM

7' 5" x 6' 0" (2.26m x 1.83m) With obscured window to side, tiled floor, part tiled walls, fitted with a white panelled bath with centre taps, pedestal wash hand basin, low level wc, tile enclosed shower with glazed door.



FIRST FLOOR LANDING

Large loft space with potential (subject to any necessary consents).

MASTER BEDROOM

14' 4" x 8' 8" (4.37m x 2.64m) With large picture window taking in views to the front, double wardrobe.



BEDROOM

10' 8" x 7' 7" (3.25m x 2.31m) With window to rear, cupboard with shelving.

BEDROOM

8' 2" x 7' 3" (2.49m x 2.21m) With window taking in views to the rear.

OUTSIDE

To the front of the property, brick pillars and a pathway leads to the front door. The front garden is paved with planted borders. To the rear is an area of composite decking with external lighting. Timber shed 8' 7" x 3' 8" (2.62m x 1.12m).

DETACHED HOME OFFICE/SUMMERHOUSE

14' 3" x 9' 7" (4.34m x 2.92m) insulated with double doors to the garden, fully painted and plastered with recessed lighting and power points.



MAINTENANCE AND INSURANCE

Harold Terrace is owned by the residents and a contribution of approximately £20 per annum is payable.

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.