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Campbell's

your local independent estate agent

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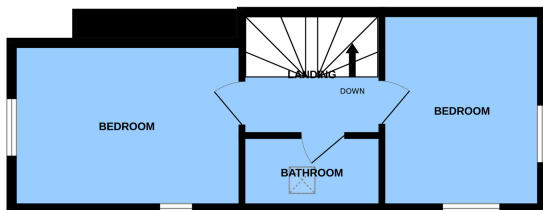
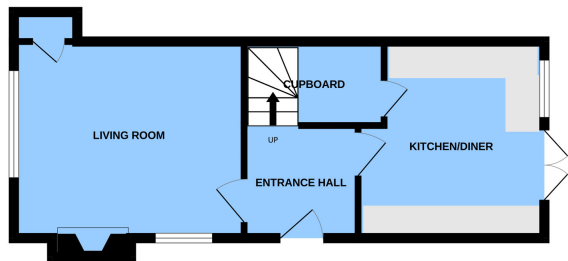
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GROUND FLOOR

1ST FLOOR



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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Croft Cottage Lower Lake, East Sussex, BATTLE TN33 0BE **£355,000 freehold**

An attractive Grade II listed two bedroom semi-detached character cottage presented in good order located centrally within walking distance of the station and high street with parking and south facing garden. Viewing is highly recommended.

Grade II Listed	Semi- Detached Cottage	2 Bedrooms	Parking
South Facing Garden	Close to Town and Station		

Description

Having been sympathetically restored and extended in 2014 this mid-19th Century character cottage has been completely modernised throughout whilst retaining the character that is typical of the era. The property presents attractive part white weather boarded elevations, a fireplace with working log burner and exposed timbers. A spacious entrance hall leads to both the reception room which enjoys a double aspect and the log burner and the fully integrated kitchen with dining area making a lovely space for entertaining and also over looks the attractive south facing rear garden. To the first floor are two double bedrooms and a modern family bathroom. Outside the property enjoys gardens to both the front and rear and a parking space which is accessed via a shared driveway. The property occupies a central location within walking distance of the mainline station with regular services to London Charing Cross and the High Street with its range of independently owned shops, pubs, restaurants, doctors, vets and dentists. Battle itself is well served for schools both private and comprehensive at primary and secondary levels and the property is within a short walk of Battle Abbey and Claverham schools. The local area enjoys many recreational facilities, sites of historical interest and viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a southerly direction passing the Abbey and bearing right at the mini roundabout. Continue down Lower Lake and over the next mini roundabout and the entrance to the driveway will be found on the right hand side opposite Station Road, clearly indicated by our For Sale board. What3Words:///gravy.foster.remarking

THE ACCOMMODATION COMPRISES

Covered entrance porch with partially glazed door through to

ENTRANCE HALL

with herringbone LVT flooring, recessed lighting, window to front and stairs rising to the first floor landing with exposed timbers.

LIVING ROOM

14' 2" x 10' 7" (4.32m x 3.23m) a double aspect room with windows to front and side, centred around a working fireplace with log burner, exposed ceiling timbers, recessed lighting, two cupboards, one housing the fuseboard, one with the boiler, hatch to

CELLAR

14' 2" x 10' 7" (4.32m x 3.23m) with power and light, restricted head room.

KITCHEN/BREAKFAST ROOM

12' 9" x 11' 0" (3.89m x 3.35m) with window and double doors to rear, LVT herringbone flooring, recessed lighting and fitted with a range of base and wall mounted Shaker style kitchen cabinets incorporating cupboards and drawers with a 1 1/2 bowl stainless steel sink with mixer tap and drainer. There are wooden working surfaces, integrated Zanussi electric oven with a 4 ring ceramic hob with extractor over, integrated dishwasher and fridge/freezer. There is a large understairs storage cupboard and a recently fitted bench seat and additional cupboard with shelving providing a perfect dining area.



FIRST FLOOR LANDING

with exposed ceiling timbers, recessed lighting, light well.

BEDROOM 1

14' 8" x 10' 7" (4.47m x 3.23m) with window to front, small window to side, exposed ceiling timbers, loft access.



BEDROOM 2

13' 2" x 10' 0" (4.01m x 3.05m) a double aspect room with windows to rear and side.

BATHROOM

6' 9" x 5' 8" (2.06m x 1.73m) with roof window to side, recessed lighting, part tiled walls, laminate floor and fitted with a vanity sink unit, wc, panelled bath with shower attachment over and heated towel rail.

OUTSIDE

To the front is a small area of garden which is hedge enclosed with a small area of lawn and a red brick retaining wall. A shared driveway leads down to the side of the property and gives access to the parking area. There is a courtesy gate into the rear garden which enjoys a southerly aspect with an area of lawn and patio, all of which is fence enclosed. There is an external power point.



COUNCIL TAX

Rother District Council
Band C £2,336.76

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.