

Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk

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your local independent estate agent

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26a Mount Street, Battle, East Sussex TN33 0EG

£325,000 freehold

An attractive Grade II Listed mid terrace period property that occupies a convenient location moments from the High Street and the town's main carpark. Retaining attractive features. The accommodation is laid out over three floors with up to three bedrooms and viewing is highly recommended.

Terraced Property
Close to Carpark

3 Bedrooms

Grade II Listed

Close to High Street

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

The Property
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rightmove.co.uk
The UK's number one property website

OnTheMarket.com

Description

An attractive Grade II Listed period property that presents colour washed brick and tile hung elevations beneath a tiled roof with attractive sash windows. The property retains character and charm with period fireplaces, panelled doors and gas central heating throughout. Offering good proportions for a period property, there is a large living room with open fireplace and a kitchen that provides ample space for a breakfast table. From the kitchen, a utility room connects to a ground floor bathroom and on the first and second floors are three bedrooms, the top floor providing access to loft area, ideal as a home office. Outside there is an attractive courtyard with a shed and small area of garden that offers a good deal of privacy.

Note: A private parking space is available by separate negotiation.

Directions

From our office travel north up the High Street turning right into Mount Street where the property will be found shortly before the entrance to the carpark on the right hand side. What3Words: ///deferring.jokers.awakes

THE ACCOMMODATION

With approximate dimensions comprises panelled door with covered porch to

LIVING ROOM

11' 6" x 11' 4" (3.51m x 3.45m) Sash window to front and central cast iron fireplace, laminate flooring, opening to

INNER HALLWAY

Stairs to first floor landing.

KITCHEN/BREAKFAST ROOM

11' 6" x 11' 2" (3.51m x 3.40m) With window taking in views of the courtyard, range of base and wall mounted units with cupboards and drawers with spaces and plumbing for appliances, fitted low level oven and an area of working surface incorporating a one and a half bowl sink, mixer tap and drainer, four burner gas hob with splash back above. Large under stairs cupboard housing the fuse board and gas meters. From the kitchen a door leads through to the

UTILITY ROOM

5' 9" x 8' 6" (1.75m x 2.59m) With door to courtyard, space and plumbing for appliances, base units and working surface

BATHROOM

10' 0" x 5' 0" (3.05m x 1.52m) Vaulted with recessed lighting, Wall mounted gas fired boiler. There is a panelled bath with shower and shower screen, a low level WC and pedestal wash hand basin.



FIRST FLOOR LANDING

BEDROOM

11' 4" x 10' 1" (3.45m x 3.07m) Sash window to front, central cast iron fireplace with painted mantle.



EN-SUITE

Corner glazed shower with tiled enclosure, wash hand basin, Sani-Flow WC.

BEDROOM

10' 6" x 9' 3" (3.20m x 2.82m) Window taking in views to the rear, cast iron fireplace, painted mantle, exposed panelled walls, storage cupboard.



SECOND FLOOR OCCASIONAL BEDROOM

10' 7" x 9' 0" (3.23m x 2.74m) With window taking in views to the rear and a narrow opening into

ATTIC SPACE

8' 0" x 5' 6" (2.44m x 1.68m) With recessed lighting, additional storage area, electric heating.

OUTSIDE

The property enjoys an enclosed area of brick paved courtyard garden with a timber shed and small area of garden that is fence enclosed with established borders.



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.