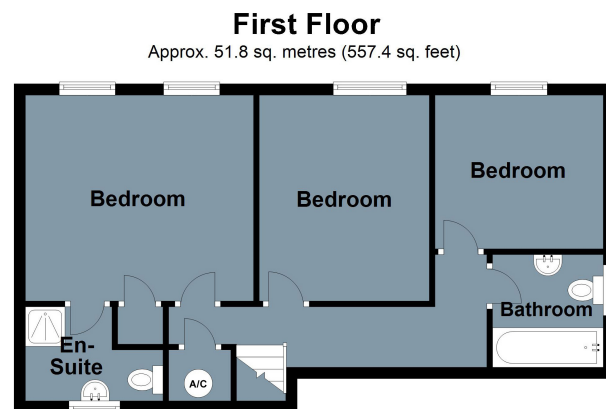
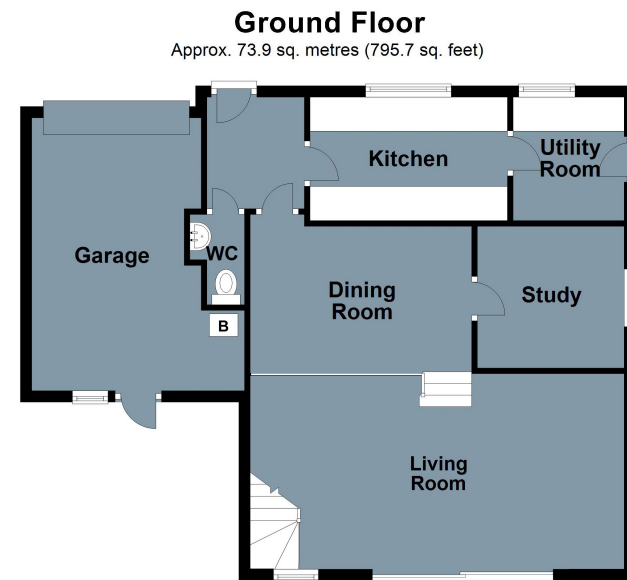


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Total area: approx. 125.7 sq. metres (1353.1 sq. feet)  
 For illustration purposes only - not to scale



**38 Norman Close, Battle, East Sussex TN33 0BD oieo £470,000 freehold**

A large detached three bedroom house that offers lots of potential to be improved and upgraded, situated in a convenient cul-de-sac location, close to the Town Centre and mainline station with enclosed garden, off-road parking and single garage.

Detached House  
 Garage

3 Bedrooms  
 Garden

In need of improvement  
 Walking Distance of High Street and Station

Off-Road Parking



## Description

This large detached three bedroom house is in need of improvement and upgrading but offers excellent potential with accommodation set out over two floors. Inside the spacious layout provides a kitchen, utility room and dining room which opens into the study. From the dining room, steps lead down to a large living area and the whole is thought to offer potential (subject to any necessary consents) to be reconfigured to suit modern living. There is an integral garage, three first floor bedrooms as well as a family bathroom. Whilst requiring improvement, the property has double glazing and gas central heating and externally benefits from off-road parking and a good sized area of enclosed rear garden.

Situated in a desirable cul de sac location, the property is within just a short walk of the centre of town and the mainline station.

## Directions

From the High Street travel south and passing the church on your left take the first exit off the mini roundabout into Marley Lane. Before the level crossing turn left into Norman Close, then the first right and the property will be found on the right hand side.

What3Words: ///novel.agenda.chum

## THE ACCOMMODATION

With approximate room dimensions is approached via double glazed door to

## ENTRANCE HALL

6' 8" x 5' 4" (2.03m x 1.63m)

## WC

Fitted with a close coupled WC and wash hand basin.

## KITCHEN

11' 4" x 7' 1" (3.45m x 2.16m) With large picture window to front and serving hatch through to dining area, there is a range of base and wall mounted units providing cupboards and drawers with a fitted double oven and a four ring gas hob with extractor fan above.

## UTILITY ROOM

7' 1" x 6' 5" (2.16m x 1.96m) Window to front and glazed door to side, fitted Butler sink with working surface and fitted wall cabinets.

## DINING ROOM

12' 9" x 8' 3" (3.89m x 2.51m) With serving hatch back to kitchen and steps down into the living area and glazed door into



## STUDY

8' 5" x 8' 2" (2.57m x 2.49m) With window to side.

## LIVING ROOM

21' 8" x 11' 4" (6.60m x 3.45m) Vaulted with galleried landing above, window and wide sliding glazed doors onto patio and garden.



## GALLERIED LANDING

Airing cupboard with slatted shelving.

## BEDROOM

13' 3" x 12' 0" (4.04m x 3.66m) With two windows to front, cupboard with hanging rail and shelf.



## EN-SUITE

7' 10" x 5' 5" (2.39m x 1.65m) max, with obscured window to rear, pedestal wash hand basin, low level WC, tile enclosed shower.

## BEDROOM

12' 0" x 9' 10" (3.66m x 3.00m) With window to front.

## BEDROOM

9' 0" x 9' 0" (2.74m x 2.74m) With window to front.

## BATHROOM

6' 6" x 6' 2" (1.98m x 1.88m) With obscured window to side, fitted with a coloured suite comprising panelled bath with shower over, close coupled WC and pedestal wash hand basin.

## OUTSIDE

The property is approached over a driveway which leads to a

## GARAGE

With glazed window and door to side, wall mounted gas fired boiler.

## GARDEN

To the front is an area of lawn with gated side access to both sides. The rear garden is laid to lawn with an area of hard-standing patio giving access to the garage.

## COUNCIL TAX

Rother District Council  
Band E - £2908.83 (2024)

**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.