



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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## Lilac Cottage, Battle Road, Staplecross, East Sussex TN32 5QT **£279,950 freehold**

An attractive white weatherboarded two bedroom semi-detached character cottage occupying a semi-rural location offered to the market with no onwads chain.

Semi-Detached Cottage  
 Semi-Rural Location

2 Bedrooms  
 Chain Free

Off Road Parking

Characterful Features



## Description

Lilac Cottage is a charming white weather-boarded character cottage presented in good order retaining character features typical of the Victorian era. The open plan kitchen/diner is a perfect entertaining space and the lounge is cosy with a working fireplace. Other features include a useful basement, off road parking for several cars and a generous south facing garden.

The property is situated a short distance from Staplecross village with a shop, primary school and public house whilst a wider range of amenities can be found at Battle, Hastings and St Leonards. There is a mainline station at nearby Robertsbridge, which offers regular services to London Charing Cross.

Chain Free.

## Directions

From our office in Battle High Street proceed in a northerly direction turning right into Mount Street and continue along into Whatlington Road and proceed to the junction with the A21. Here bear left and continue along turning right signposted Cripps Corner and continue along for some distance where the property will be found on the right hand side before reaching the crossroads.

**THE ACCOMMODATION** with approximate room dimensions is approached via a door to:

## GROUND FLOOR

### LIVING ROOM

11' 8" x 10' 9" (3.56m x 3.28m) with window to front, exposed red brick chimney breast with open fire recess and a wooden mantel, shelved recess and tv point. Door to

### OPEN PLAN KITCHEN/DINER

18' 2" x 11' 9" (5.54m x 3.58m) with door and window to side, further window to rear, stairs to first floor, slate tiled floor, exposed brick chimney breast (not in use) and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers and an electric oven. There is a granite effect working surface with a 1½ bowl sink with mixer tap and drainer and a 4 ring gas hob with extractor over. Spaces for washing machine and fridge. A door and stairs lead down to



### CELLAR

13' 2" x 11' 5" (4.01m x 3.48m) with light.

### FIRST FLOOR LANDING

### BEDROOM 1

11' 10" x 10' 9" (3.61m x 3.28m) with window to front, feature fireplace, tv point.



### BEDROOM 2

8' 8" x 6' 7" (2.64m x 2.01m) with window to rear, fitted hanging rails and door to

### BATHROOM

8' 6" x 4' 9" (2.59m x 1.45m) with window to rear and fitted with a low level wc, wall mounted wash hand basin, panelled bath with shower over, airing cupboard and loft access.



### OUTSIDE

To the front is a small area of hedge enclosed garden and footpath to front door. There is an area of off road parking for 2-3 cars with potential to create more. A gate gives access to the rear garden and side door. The rear garden is mainly laid to lawn being predominantly fence enclosed.

### NOTE

The property has a private drainage system.

### COUNCIL TAX

Rother District Council  
Band B - £1770.34

**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.