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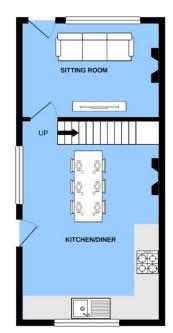


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BASEMENT

GROUND FLOOR



DOWN

1ST FLOOR

whites every attempt has been intended we travel or the accuracy or the indepart contained net, measurements of doors, windows, crowns and any other items are approximate and no repensibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any rospective purchaser. The services, systems and appliances shown have obeen tested and no guarantee as to their operability or efficiency; can be given.

Andrew with Mirrors (2001)









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 onwards chain.

Semi-Detached Cottage
Semi-Rural Location

2 Bedrooms

Chain Free

Off Road Parking Ch



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40 ST JAMES'S PLACE SV





Characterful Features

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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" \times 10' 9" (3.56m \times 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

 $13'2" \times 11'5"$ (4.01m × 3.48m) with light.

FIRST FLOOR LANDING

BEDROOM I

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



BEDROOM 2

8' 8" \times 6' 7" (2.64m \times 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.