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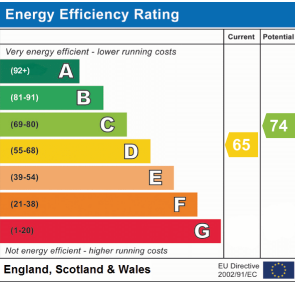
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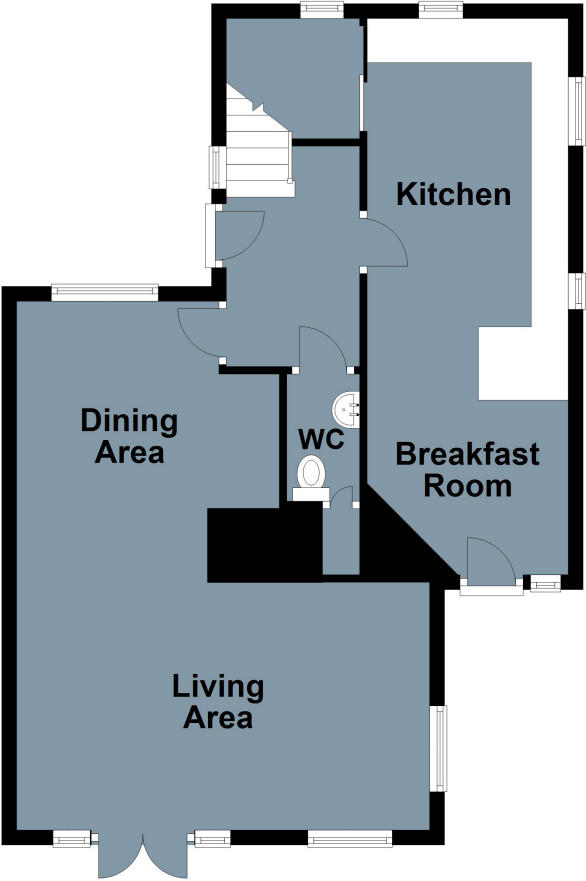
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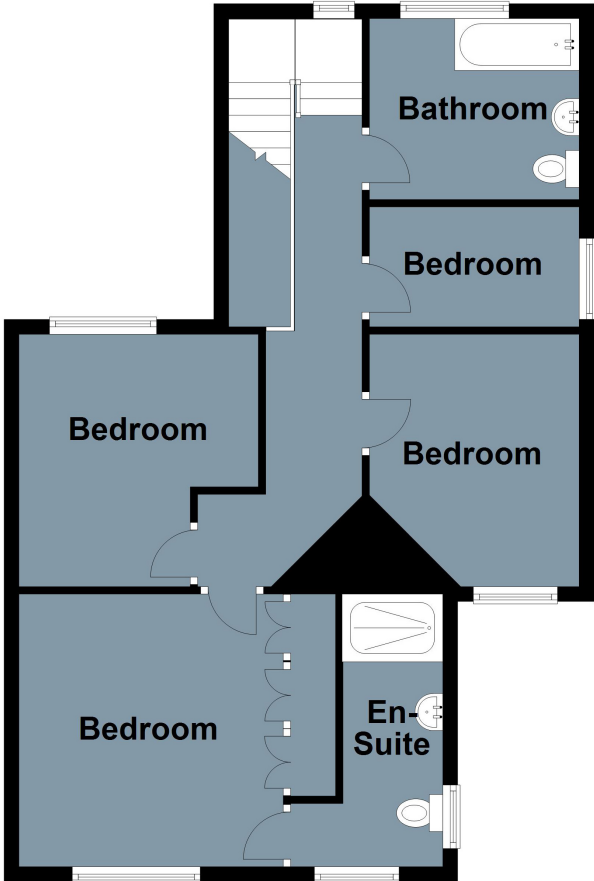
Ground Floor

Approx. 64.2 sq. metres (691.3 sq. feet)



First Floor

Approx. 67.4 sq. metres (726.0 sq. feet)



Total area: approx. 131.7 sq. metres (1417.3 sq. feet)  
For illustration purposes only - not to scale



Sunrise Marley Lane, BATTLE, East Sussex TN33 0BA

£650,000 freehold

Situated just a short stroll from the historic High Street and mainline station, this attractive detached period property stands elevated and enjoys a south facing garden, all recently refurbished and benefiting from single garage.

Detached Family Home  
2 Reception Rooms

4 Bedrooms  
Large Garden

2 Bathrooms  
Close to Station

Kitchen/Breakfast Room  
Recently Modernised



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## Description

This attractive detached period property stands in an elevated location and viewing is highly recommended to appreciate the spacious accommodation that has recently been the subject of an extensive program of improvement and upgrading to both the fabric of the building, electrics, heating, improved insulation and double glazing throughout. Approached over a galleried reception hall, the principle living and dining room enjoys views over the gardens and beyond. The kitchen/breakfast room is fully fitted, with a pantry, and opens out onto the garden. There are four bedrooms to the first floor, the main with a luxurious en-suite as well as a separate family bathroom that has a bath.

There is an outside store, a garage to the front with patio above and to the rear a large south facing garden. With its convenient location, just a short stroll of the Town Centre and mainline station, viewing is highly recommended.

## Directions

From our office in the High Street, travel in a southerly direction to the roundabout. Take the first exit into Marley Lane where the property will be found shortly after Shirlea View on the right hand side. What3Words: ///punctual.pencils.hope

## THE ACCOMMODATION

With approximate dimensions is approached via a covered porch to a panel and glazed door to

## RECEPTION HALL

11' 1" x 5' 10" (3.38m x 1.78m) With stairs rising to the first floor galleried landing, tiled floor.

## WC

Fully tiled and fitted with a concealed cistern wc, wash hand basin.

## KITCHEN/BREAKFAST ROOM

24' 7" x 8' 10" (7.49m x 2.69m) A double aspect room with glazed door to the rear, tiled flooring, recessed lighting and fitted with a comprehensive range of base and wall mounted cabinets incorporating cupboards and drawers with integrated fridge/freezer, dishwasher and spaces for washing machine and a Range cooker. The kitchen enjoys a large area of hardwood work surface incorporating breakfast bar and a double enamel Butler sink with mixer tap. Opening into BREAKFAST AREA with a glazed door to the rear.



## UTILITY ROOM

6' 0" x 2' 7" (1.83m x 0.79m) With a sliding door, extensive shelving.

## DINING ROOM

11' 7" x 11' 5" (3.53m x 3.48m) With wide opening through to the living area, glazed window to front and wide opening through to the



## LIVING ROOM

18' 3" x 11' 10" (5.56m x 3.61m) Dual aspect with glazed door opening onto the rear garden.

## GALLERIED LANDING

Fitted bookshelf, recessed lighting.

## BATHROOM

9' 3" x 8' 0" (2.82m x 2.44m) With obscured window to front, fully tiled and fitted with a white panelled bath with shower and shower screen, vanity sink unit with mixer taps, heated radiator/towel rail, low level wc.

## BOX ROOM

9' 4" x 5' 3" (2.84m x 1.60m) With window to side.

## BEDROOM

11' 1" x 9' 4" (3.38m x 2.84m) With window taking in southerly views to the rear.

## BEDROOM

12' 1" x 11' 8" (3.68m x 3.56m) Window to rear taking in views of the rear garden, range of fitted wardrobes with storage above.



## EN-SUITE

11' 10" x 4' 4" (3.61m x 1.32m) A dual aspect room with tiled floor and walls and fitted with a large shower enclosure with fixed and hand held shower attachments, large vanity sink unit with medicine cabinet and storage to side, low level wc.

## BEDROOM

11' 1" x 10' 6" (3.38m x 3.20m) Window to front, exposed wooden flooring.

## OUTSIDE

To the front of the property is a garage with electric roller door, steps lead up to a patio above the garage and a pathway that leads to the front door.



## GARAGE

16' 0" x 9' 8" (4.88m x 2.95m) With sectional electric door.

## WORKSHOP/STORE

13' 1" x 4' 2" (3.99m x 1.27m) With power and light, housing the boiler.

## REAR GARDEN

To the rear of the property is a raised patio with steps that lead down to the garden. The garden is predominantly laid to lawn being hedge enclosed and extending for some distance. There is a summerhouse, greenhouse and established borders that provide privacy with some fruit trees to the rear.

**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.