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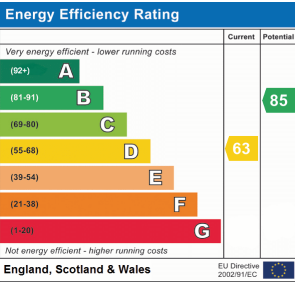
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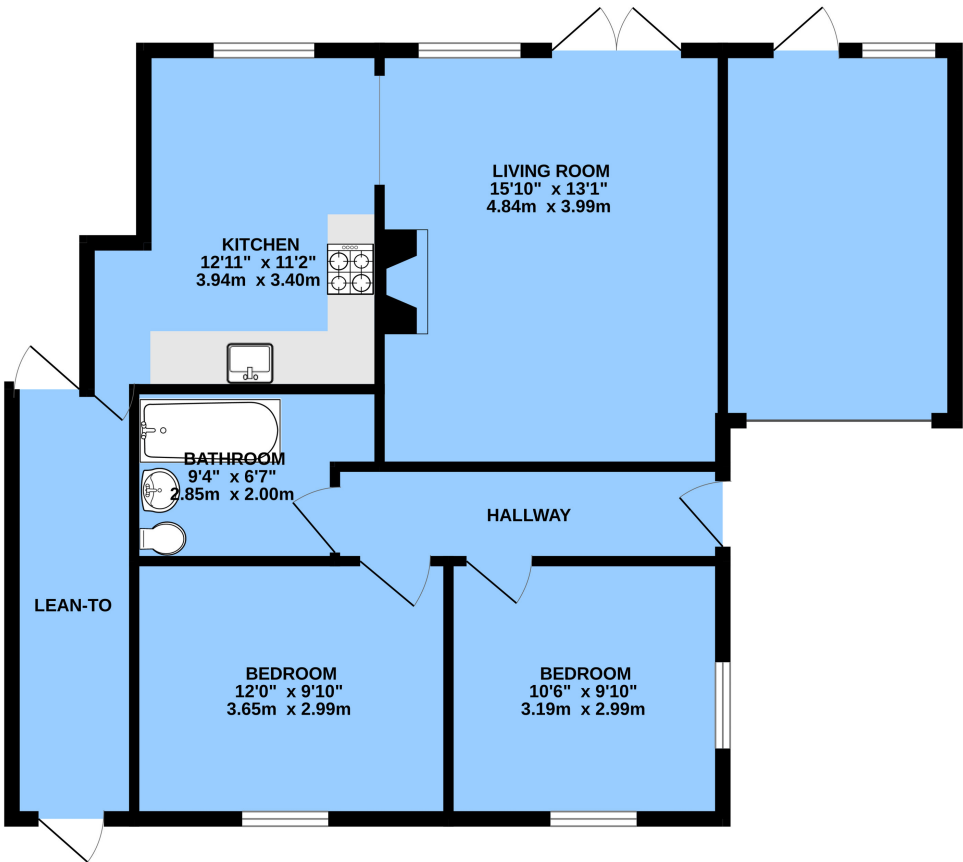
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GROUND FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.  
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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Green View, Oakhurst Road, Battle, East Sussex TN33 0JL      **£375,000 freehold**

Set in a tucked away cul de sac location this two bedroom link detached bungalow is conveniently situated within a short distance of the Town Centre and mainline station with a delightful area of enclosed garden, parking and garage. No onwards chain.

2 Bedrooms  
Enclosed Garden

Linked by Garage  
Integral Garage

Close to Town Centre  
No Onwards Chain

Backs onto Fields



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## Description

Green View is a link detached single storey property that presents brick and timber clad elevations below a tiled roof with replacement double glazing and gas central heating. The accommodation requires general modernisation but has been well maintained. The principle accommodation is set to the rear of the property with a large living room that opens into a kitchen, both enjoying views of the gardens and beyond. A lean-to provides a utility area, both bedrooms are accessed off the main reception hall and set to the front of the building, one enjoying a dual aspect and the other with large wardrobes. The integral garage offers potential to be converted subject to any necessary consents and the whole is situated at the end of a popular cul de sac set back off of Whatlington Road which is just a short distance of the Town Centre and mainline station. Available with no onwards chain.

## Directions

From Battle High Street, turn right into Mount Street, continue up Caldbec Hill onto Whatlington Road. Turn right in due course into Oakhurst Road, follow the road around to the bottom where the property will be seen in front of you.  
What3Words: ///moral.lifeguard.thinker

## THE ACCOMMODATION

With approximate room dimensions comprises

## ENTRANCE HALL

14' 10" x 3' 4" (4.52m x 1.02m)

## LIVING ROOM

16' 0" x 12' 10" (4.88m x 3.91m) With window and double doors opening onto the patio with views of the garden, central electric fireplace with mantelpiece. The living room opens through to the

## KITCHEN

12' 10" x 8' 10" (3.91m x 2.69m) widening to 12' 1" (3.68m) Fitted with a range of base and wall mounted wood fronted units providing cupboards and drawers with a fitted oven and a good size area of working surface incorporating a four ring hob with one and a half bowl acrylic sink with mixer tap and drainer, a cupboard houses the wall mounted gas fired boiler and a door connects to the



## LEAN-TO UTILITY AREA

19' 10" x 6' 0" (6.05m x 1.83m) Fully tiled with doors to both the front and rear and a stainless steel sink unit.

## BEDROOM

11' 0" x 10' 0" (3.35m x 3.05m) Dual aspect



## MASTER BEDROOM

11' 10" x 11' 0" (3.61m x 3.35m) Window to front, fitted with two double wardrobes with overhead storage.



## BATHROOM

7' 2" x 7' 0" (2.18m x 2.13m) Window to side, fitted with a panelled bath with tiled surround, pedestal wash hand basin, low level WC and an airing cupboard with slatted shelves.



## OUTSIDE

The property is approached over a block paved driveway that leads down to the garage. To the front is an area of garden and to the other side is access to the Lean-to. The rear gardens provide an area of raised patio with steps down to the lawn which is enclosed with hedging and fence with established borders that boast an array of plants, shrubs and specimen trees. There is a pathway and patio and the whole backs onto an open field.



## INTEGRAL GARAGE

14' 1" x 8' 10" (4.29m x 2.69m) Window and door to the rear, up-and-over door, housing electric meters.

## COUNCIL TAX

Rother District Council  
Band C £2,228.32

**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.