



Annandale, 142 Hastings Road, Battle, East Sussex, TN33 0TW

A Charming : Fully Refurbished Two Bed Character Cottage £495,000



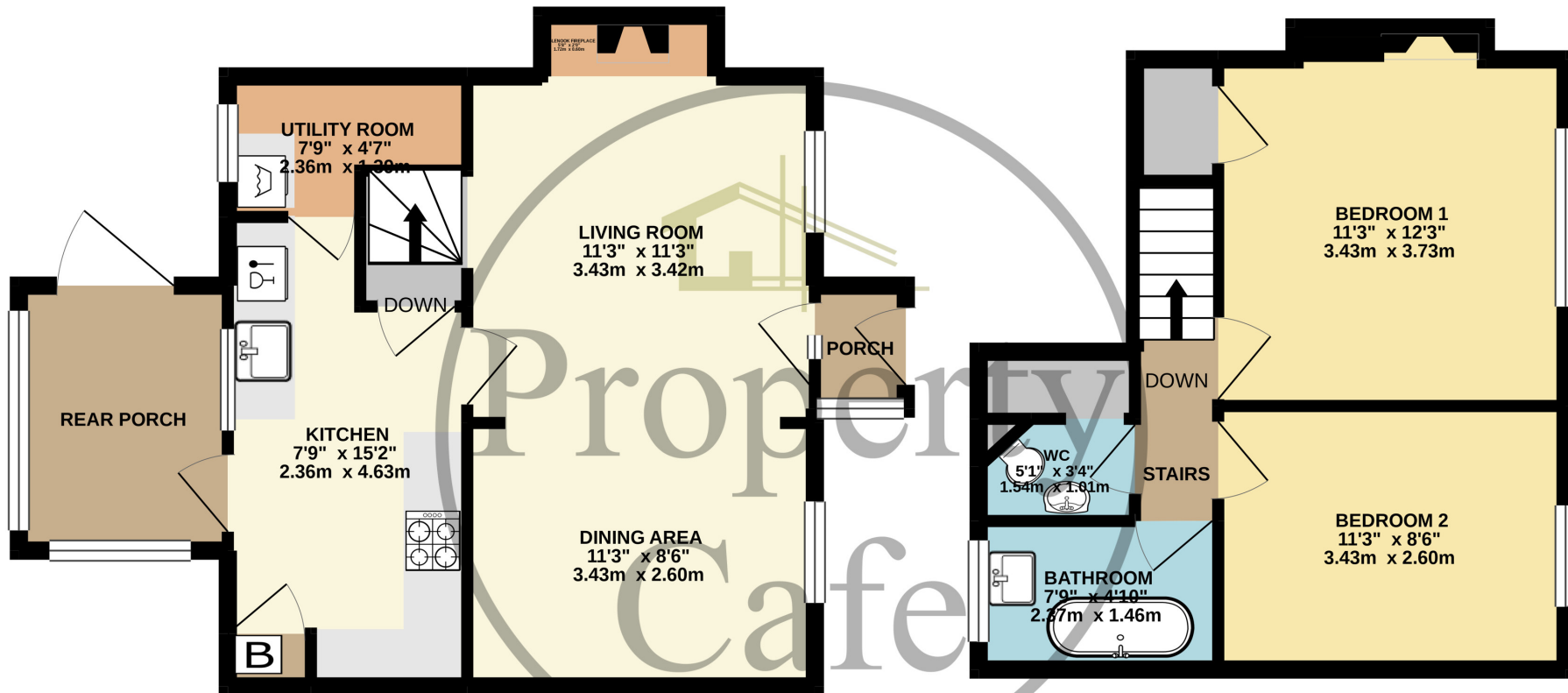


**The Property Cafe is delighted To Offer For Sale This Charming & Fully Refurbished Two Bedroom Detached Character Cottage situated on the outskirts of Battle** with benefits & Accommodation to include: Two Good Size Double Bedrooms \* Spacious Lounge-Diner With Inglenook Fireplace \* Recently Installed Central Heating & Double Glazed \* Fully Refurbished Throughout \* Lovely Character Cottage Style Kitchen \* Pretty Enclosed Front Entrance Porch \* Large Additional Rear Porch/Lobby onto the Garden \* Separate Utility Room \* Lovely Bathroom With Roll Top Bath & Separate Power Shower \* Many Charming Original Character Features \* Original Exposed Brickwork & Original Stripped & Treated Woodwork (Beams & Doors) \* A Beautifully Presented Cottage with Ample Additional Scope To Extend \* Ample Gated Parking To The Side \* South Facing Rear Garden \* Areas of Garden To Front, Side & Rear \* Two Timber Built Sheds To Remain \* **Planning Permission Granted To Extend: To View Call Our Sales Team on 01424 224488.**



**GROUND FLOOR**  
453 sq.ft. (42.1 sq.m.) approx.

**1ST FLOOR**  
329 sq.ft. (30.5 sq.m.) approx.



**TOTAL FLOOR AREA : 782 sq.ft. (72.6 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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**A Stunning Character Cottage With Two Good Size Double Bedrooms \*A Spacious Lounge-Diner With Inglenook Fireplace & Log Burner \* Recently Installed Central Heating & Double Glazed \* Fully Refurbished Throughout \* Lovely Character Cottage Style Kitchen \* Pretty Enclosed Front Entrance Porch \* Large Additional Rear Porch/Lobby onto the Garden \* Separate Utility Room \* Many Charming Original Character Features \* Lovely Character Style Bathroom With Roll Top Bath & Separate Shower Enclosure \* Original Exposed Brickwork & Original Stripped & Treated Woodwork (Beams & Doors) \* A Beautifully Presented Cottage with Ample Additional Scope To Extend \* Ample Gated Parking To The Side \* South Facing Rear Garden \* Areas of Garden To Front, Side & Rear \* Two Timber Built Sheds To Remain \* **Planning Permission Granted To Extend****





At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.

- Charming Detached Character Cottage
  - Two Good Size Double Bedrooms
- Lounge-Diner With Inglenook Fireplace
- New Central Heating & Double Glazed
  - Fully Refurbished Throughout
- Lovely Character Cottage Style Kitchen
  - Pretty Enclosed Entrance Porch
  - Large Additional Rear Porch/Lobby
    - Separate Utility Room
- Many Charming Character Features
  - Original Exposed Brickwork

- Original Stripped & Treated Woodwork
  - A Beautifully Presented Cottage
- Ample Additional Scope To Extend
  - Ample Gated Parking To The Side
    - South Facing Rear Garden
- Areas of Garden To Front, Side & Rear
  - Two Timber Built Sheds To Remain
  - Being Sold With No Onward Chain
- A Comprehensively Refurbished Cottage
- Call Our Sales Team on 01424 224488

[www.propertycafe.co](http://www.propertycafe.co)



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