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your local independent estate agent

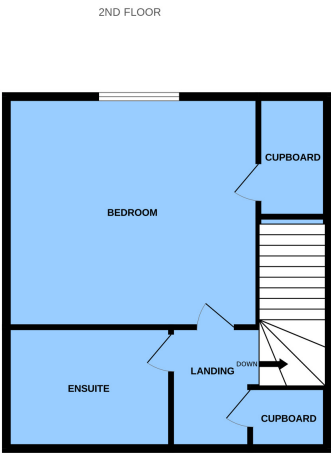
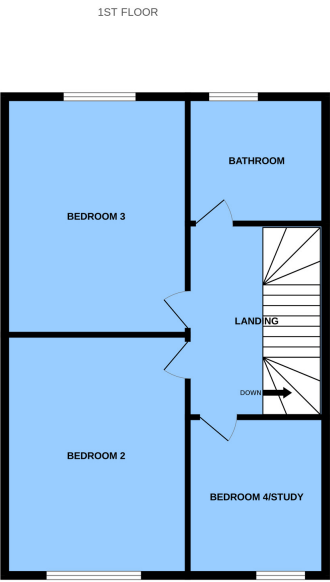
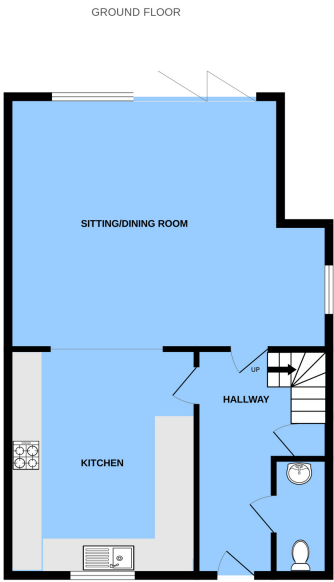
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	92	93
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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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436 Battle Road ST LEONARDS-ON-SEA, East Sussex TN37 7NY **£425,000 freehold**

A brand new low maintenance and highly efficient four bedroom semi-detached home that has been finished to an exacting standard with a good size area of garden, ample parking all set within just a short drive of Battle Town Centre and the mainline station. Available chain free with a 10 year build warranty.

Brand New Home	4 Bedrooms	2 Bathrooms	Good Size Garden
Convenient Location	Chain Free	Solar Panels	Energy Rating A





## Description

Viewing is highly recommended of this brand new four bedroom home that is finished to exacting standards with deceptively spacious accommodation laid out over three floors that provides four bedrooms and two bathrooms with a lovely open-plan kitchen/living room with bi-fold doors onto the garden. Benefiting from all the latest regulations, the property is energy efficient and enjoys Air-Source heating with under floor heating to the ground floor and radiators to the first and second floors as well as high levels of insulation, solar panels and triple glazed windows. At the heart of the house is a fully fitted kitchen/breakfast room with integrated appliances and from the kitchen a wide opening leads into an impressive living/dining area with bi-fold doors to the patio and garden. There are four bedrooms set out over the first and second floors with a family bathroom and a separate shower room on the second floor being ideal as a master bedroom suite. To the front a shared area of turning gives access to a visitor parking space and two/three parking spaces. The gardens wrap around the property with a block paved patio as well as an Indian sandstone patio and the whole is fence enclosed. Benefiting from all the latest refinements, the property enjoys the benefit of a 10 year Protek warranty and a car charging point.

Note: The property has a private treatment plant, shared with the adjoining property and is liable for 50% contribution. The shared area is block paved and allows for turning and parking for each of the cottages with designated private parking to the side.

## Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings and at the Bannatynes roundabout take the second exit into Battle Road. The property will be found shortly along on the left hand side. What3Words///solves.universal.troll

## THE ACCOMMODATION

With approximate room dimensions comprises

### COVERED PORCH

With panelled door through to

### RECEPTION HALL

17' 5" x 4' 0" (5.31m x 1.22m) Stairs rising to first floor landing, large under stairs cupboard, recessed lighting, laminate flooring.

### WC

7' 2" x 2' 7" (2.18m x 0.79m) With obscured window to side, fitted with a vanity sink unit with mixer tap, heated mirror above, concealed cistern wc.

### KITCHEN

17' 5" x 7' 6" (5.31m x 2.29m) Window to front, recessed lighting, laminate flooring, fitted with a range of modern base and wall mounted cabinets incorporating cupboards and drawers with integrated dishwasher, washing machine and large pan drawers. There is a fitted double oven and a good size area of working surface incorporating a four ring hob with extractor fan above, stainless steel sink with mixer tap and drainer. A wide opening leads through to the

### LIVING/DINING AREA

14' 5" x 12' 6" (4.39m x 3.81m) widening to 14' 4" (4.37m) A double aspect room with 10' 10" (3.30m) wide bi-fold doors opening to the garden.



### FIRST FLOOR LANDING

Stairs rising to second floor.

### BEDROOM

11' 7" x 7' 6" (3.53m x 2.29m) With window to rear, recessed lighting.

### BEDROOM

13' 4" x 7' 6" (4.06m x 2.29m) With window to front, recessed lighting.

### BEDROOM 4

8' 2" x 6' 9" (2.49m x 2.06m) With window to front, recessed lighting.

### BATHROOM

7' 5" x 6' 8" (2.26m x 2.03m) With obscured window to rear, recessed lighting, heated ladder towel rail, fitted with a P-shaped bath with shower and shower screen, vanity sink unit with storage and lit mirror above, concealed cistern wc.



### SECOND FLOOR LANDING

With velux window and large cupboard housing the water tank.

### BEDROOM

11' 8" x 11' 7" (3.56m x 3.53m) With window enjoying views. Large eaves storage cupboard.



### SHOWER ROOM

6' 10" x 6' 9" (2.08m x 2.06m) With a corner glazed shower with sliding doors, concealed cistern wc, vanity sink unit with mixer tap, storage and lit mirror above, heated towel rail.

### OUTSIDE

To the front of the property a shared area of turning gives access to two/three parking spaces as well as a visitors parking area. The gardens wrap around the property to the rear where there is a block paved patio as well as an Indian sandstone patio and the whole is fence enclosed.

**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.