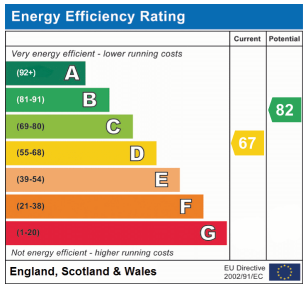


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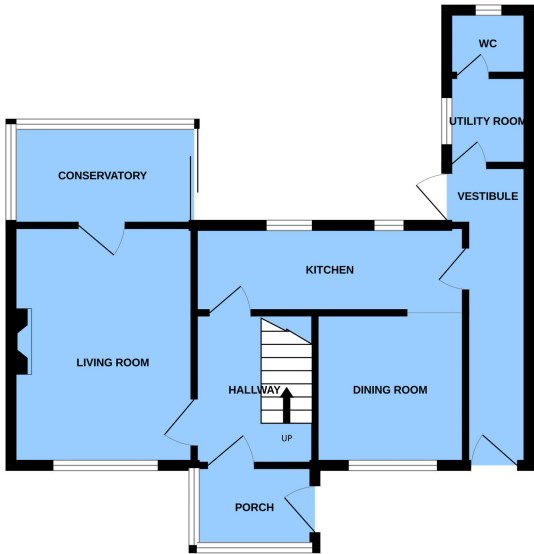
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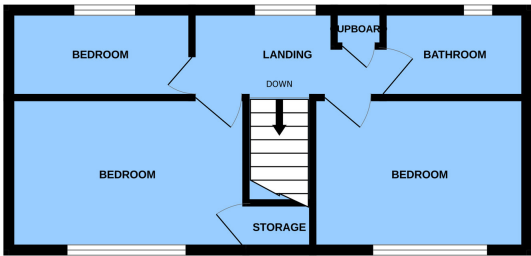
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GROUND FLOOR



1ST FLOOR



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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25 Skinners Lane, CATSFIELD, East Sussex TN33 9DN

£430,000 freehold

An extremely well presented three double bedroom terraced family home with two reception rooms, large garden set in a quiet lane location within Claverham Catchment Area.

Mid Terraced House
Conservatory

Semi Rural Location
Viewing Highly
Recommended

3 Bedrooms
Large Garden

2 Reception Rooms

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Description

Viewing is highly recommended to appreciate this spacious property which has been significantly improved and tastefully decorated throughout by the current vendors to include new windows, plumbing, electrics and a newly fitted well appointed kitchen. The main reception room enjoys a double aspect and a door leading to a conservatory where one can enjoy an aspect over the rear garden. The kitchen is well appointed and leads through to a dining room which could also be used as a study. There is also a useful utility room and wc on the ground floor. To the first floor are three double bedrooms and a spacious family bathroom. Outside the property enjoys ample off road parking for several cars and access is given to the rear garden which is a particular feature of the property being of a very good size, backing onto woodland and offering a good degree of privacy. The property is within walking distance of the centre of the village with a village shop, post office, primary school and popular public house. the town of Battle is a short drive away and offers a wider range of amenities including High Street shops, supermarkets, the highly regarded Claverham and Battle Abbey schools as well as the mainline station offering regular services to London Charing Cross.

Directions

From the centre of the village with the pub on your right hand side, travel past the shop, turning right into Skinners Lane where the property will be found off a slip road shortly on the right hand side.

What3Words:///chariots.slimming.arena

THE ACCOMMODATION COMPRISES

STORM PORCH

having a triple aspect with tiled floor, light and door to

ENTRANCE HALL

with stairs rising to first floor landing, under stairs storage, radiator, laminate flooring and door to

LIVING ROOM

15' 11" x 10' 3" (4.85m x 3.12m) a double aspect room with window to front and door to conservatory, centered around a chimney recess with electric fire on a tiled hearth with wooden mantel, radiators.

CONSERVATORY

12' 0" x 8' 1" (3.66m x 2.46m) a triple aspect room overlooking the garden with engineered oak flooring, radiator, door to patio.



KITCHEN

15' 4" x 7' 3" (4.67m x 2.21m) with two windows to rear, recessed lighting and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers. There is a ceramic hob with extractor over, sink with mixer tap, integrated electric oven and grill, dishwasher and space for fridge/freezer. There are wooden working surfaces, a door to a side hallway and a door to

DINING ROOM

8' 11" x 8' 5" (2.72m x 2.57m) with window to front, laminate flooring.

SIDE HALLWAY

20' 6" in length, with power, light and a tap. There is a door from the front and a further door leads to the rear garden.

UTILITY ROOM

7' 10" x 4' 10" (2.39m x 1.47m) with window, tiled floor and walls, space and plumbing for washing machine, radiator and space for chest freezer. A door leads to

CLOAKROOM

with window to rear, tiled floor and walls and fitted with a vanity sink unit, wc, floor mounted boiler.

FIRST FLOOR LANDING

With window to the rear, radiator, airing cupboard and loft access.

BEDROOM ONE

13' 5" x 10' 1" (4.09m x 3.07m) max with window to the front, storage cupboard.



BEDROOM TWO

12' 9" x 10' 1" (3.89m x 3.07m) with window to the front, storage cupboard..

BEDROOM THREE

10' 3" x 6' 11" (3.12m x 2.11m) with window to the rear taking in views of the garden.

FAMILY BATHROOM

8' 7" x 5' 4" (2.62m x 1.63m) with window to rear, fitted with a vanity sink unit, wc, P shaped bath with shower attachment over, heated towel rail.

OUTSIDE

To the front of the property is a large area of hard standing and gravel driveway which provides off road parking for at least three vehicles. There is a brick wall between brick pillars and a raised bed to the front boundary with mature hedges and a brick wall down to the side. There is a door to the side hallway which gives access to the rear garden. The large rear garden has an area of raised patio with an ornamental pond, a box lined footpath leading down to the remainder of the garden which is predominantly laid to lawn and gently slopes away from the house. The rear garden is currently arranged in two tiers with steps down to a bottom tier with a gravel pathway leading to a footbridge over a stream. The whole backs onto woodland and offers a good level of privacy. There is a large shed 23' 10" x 11' 6" (7.26m x 3.51m) currently divided into two rooms, with windows facing down the garden, power and light and fitted with a variety of base units incorporating cupboards and drawers with areas of working surface.

COUNCIL TAX

Rother District Council
Band C - £2,156.28



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.