

Campbell's Estate Agents
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36 Starrs Mead, Battle, East Sussex TN33 0UG

oieo **£575,000 freehold**

Situated in a desirable cul-de-sac location convenient for the mainline station and town centre is this spacious family home that enjoys lovely views, offering 3 reception rooms and five bedrooms with a large integral garage and gardens that back onto Battle Great Woods.

Detached Family Home
Parking

3 Reception Rooms
Enclosed Garden

5 Bedrooms
Close to Town and Station

Large Integral Garage
Backs onto Battle Great Woods

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Description

This spacious detached five bedroom family house presents brick elevations below a tiled roof with double glazing and gas central heating throughout. The property is in need of general modernisation and offers an excellent layout for family living with three reception rooms, a large kitchen/breakfast room and five bedrooms. The main bedrooms has an en-suite and there is a good sized family bathroom with its own shower and bath. In addition to the principal accommodation there is a large conservatory extension that connects both the living room and dining room. There is a large double garage as well as off road parking and a good sized area of enclosed garden that backs onto Battle Great Woods. With its appealing location that is set in a convenient cul-de-sac close to the historic high street and mainline station with regular services to London Charing Cross, viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings and at the top of Battle Hill bear round to the left and then turn left into Starrs Mead. Proceed down and the property will be found along towards the end on the right hand side. What3Words:///multiple.pets.infringe

THE ACCOMMODATION

with approximate room dimensions is approached via a panelled door with outside light to

ENTRANCE HALL

10' 7" x 2' 9" (3.23m x 0.84m) with glazed door through to

RECEPTION HALL

16' 0" x 7' 5" (4.88m x 2.26m) with stairs rising to first floor landing.

CLOAKROOM

with obscured window to side and fitted with a coloured low level wc and wash hand basin.

STUDY

10' 2" x 7' 0" (3.10m x 2.13m) with window to front.

KITCHEN

12' 0" x 10' 10" (3.66m x 3.30m) with window to rear and fitted with a range of base and wall mounted wood fronted units incorporating cupboards and drawers with integrated fridge, dishwasher and fitted double oven. There is a large area of working surface incorporating a 4 burner gas hob and a 1 1/2 bowl acrylic sink with mixer tap and drainer. The kitchen provides ample space for a breakfast table and has a door leading through to

UTILITY ROOM

7' 6" x 7' 0" (2.29m x 2.13m) with window to rear and glazed door to side. Fitted with a further range of base and wall mounted units with stainless steel sink and space and plumbing for washing machine. A door leads to the integral garage.

DINING ROOM

11' 9" x 10' 1" (3.58m x 3.07m) with sliding doors through to

CONSERVATORY

24' 3" x 7' 4" (7.39m x 2.24m) of double glazed construction with double doors to the patio and garden that connects both the living room and dining room.

LIVING ROOM

21' 2" x 13' 3" (6.45m x 4.04m) a double aspect room with central brick feature fireplace with inset gas fire (not in use).

FIRST FLOOR LANDING

11' 10" x 10' 10" (3.61m x 3.30m) max including a large airing cupboard with slatted shelves, loft access.

BEDROOM

13' 3" x 10' 9" (4.04m x 3.28m) with window taking in views to the front, double wardrobe.

BEDROOM

13' 4" x 10' 1" (4.06m x 3.07m) with window to rear, double wardrobe.

BEDROOM

10' 0" x 9' 5" (3.05m x 2.87m) max with window to rear, single cupboard.

MASTER BEDROOM

16' 9" x ?? plus 11' 6" (5.11m x 3.51m) max incorporating a large range of fitted wardrobes with window taking in views of the rear garden.

EN-SUITE

7' 8" x 7' 0" (2.34m x 2.13m) with obscured window to front, part tiled and fitted with a corner bath with shower over, low level wc, pedestal wash hand basin with mirror above.

BATHROOM

6' 10" x 7' 6" (2.08m x 2.29m) with obscured window to front and fitted with a tiled shower enclosure, coloured panelled bath, low level wc and pedestal wash hand basin.

BEDROOM

10' 9" x 8' 4" (3.28m x 2.54m) with window taking in views to the front, double wardrobe.

OUTSIDE

The property is approached via a block paved driveway giving access to the garage. The front garden is laid to lawn with access to the side and rear. To the rear of the property is a large area of paved patio which opens out onto the garden which provides an area of lawn with established borders providing a good level of privacy.



GARAGE

19' 4" x 16' 6" (5.89m x 5.03m) partially sub-divided with two up and over doors, power and light and housing the gas fired boiler.

COUNCIL TAX

Rother District Council
Band G - £4,381.44

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.