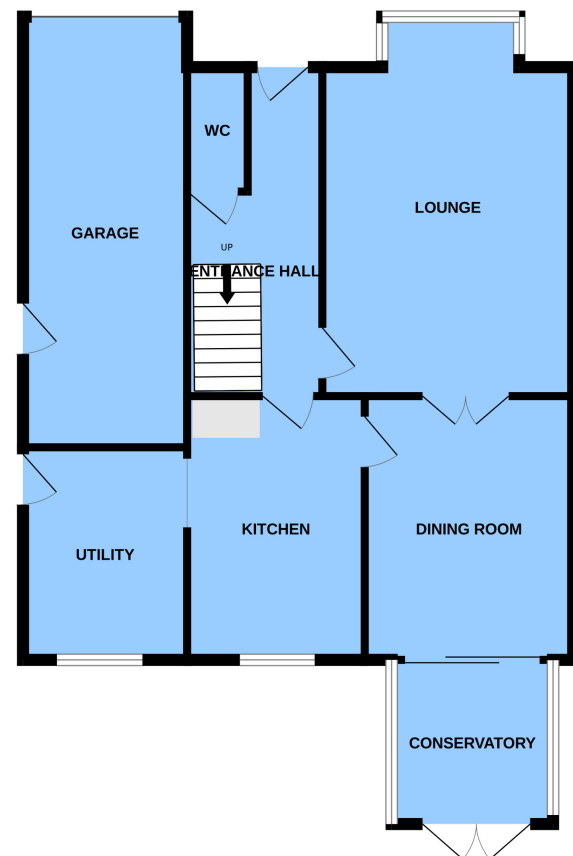
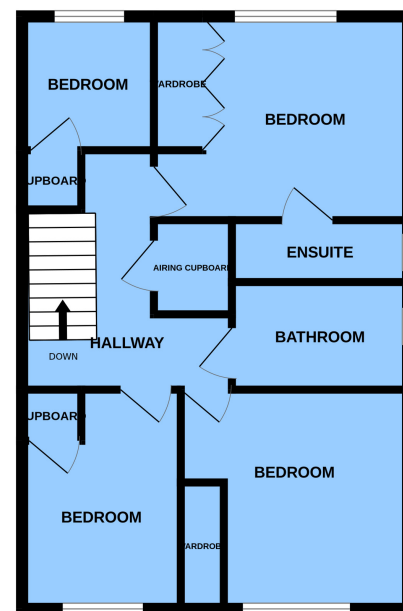


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



42 Starrs Mead, Battle, East Sussex TN33 0UG

£559,950 freehold

Set in a popular residential location close to the Town Centre and mainline station, this attractive detached four bedroom house enjoys an elevated location with attractive views and backs onto Battle Great Woods. No onward chain.

Detached Home

4 Bedrooms

Attractive Views

Close to Town Centre

Backs onto Battle Great Woods

No Onward Chain

Garage

and Station

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.
 Made with Metropix ©2024

Description

Set in a favoured residential location, this detached four bedroom family home has been improved and upgraded over the years and benefits from double glazing and gas central heating. The accommodation is arranged around a large reception hall with two principle reception rooms that in turn lead to a conservatory extension. The living room has a fireplace with a real gas fire and the kitchen has been upgraded with a modern range of units and integrated appliances. From the kitchen a wide opening leads into a utility room/breakfast area and to the first floor there are four bedrooms with an ensuite and luxury family bathroom. There is off-road parking and single garage and to the rear, an attractive area of garden which is well planted and backs onto Battle Great Woods.

The property is located within walking distance of Battle High Street with its range of amenities and the mainline station with regular services to London Charing Cross as well as being within the Claverham catchment area and close to Battle Abbey school.

Directions

From our office in the High Street head south up Battle Hill where Starrs Mead will be found on the left hand side and the property, after some distance on the right hand side.

What3Words: ///nightfall.mouth.putty

COVERED PORCH

With outside light and panelled door through to

RECEPTION HALL

16' 2" x 6' 9" (4.93m x 2.06m) With stairs rising to first floor landing.

LIVING ROOM

16' 3" x 12' 3" (4.95m x 3.73m) With box bay window taking in views, complete with window shutters and taking in attractive views, fitted wall lights and central brick fireplace with tiled hearth and inset gas fire. An opening with fitted shutters leads through to the



DINING ROOM

10' 0" x 10' 4" (3.05m x 3.15m) With glazed door through to kitchen and sliding door through to

CONSERVATORY

8' 0" x 7' 8" (2.44m x 2.34m) Of double glazed construction with polycarbonate roof with double doors to patio.



KITCHEN

12' 10" x 8' 8" (3.91m x 2.64m) With window to rear, recessed lighting and fitted with a comprehensive range of base and wall mounted kitchen cabinets with cupboards and drawers with integrated dishwasher and fitted double oven with warming drawer and microwave above. There is a good area of working surface incorporating a one and a half bowl acrylic sink with mixer tap and drainer and a five burner gas hob, space for fridge/freezer and archway through to

UTILITY/ BREAKFAST ROOM

10' 1" x 8' 5" (3.07m x 2.57m) Obscured window to side, further range of fitted base and wall mounted cabinets with integrated washing machine and breakfast bar. A door gives access to the garden and garage.

WC

With tiled floor, part tiled walls, fitted with a concealed cistern WC and wash hand basin with mixer tap.

FIRST FLOOR LANDING

Window to side, loft access and airing cupboard with slatted shelves.

BEDROOM

12' 3" x 10' 1" (3.73m x 3.07m) With window taking in views to the front, part panelled walls, double wardrobe cupboard with hanging and shelving.

EN-SUITE

9' 4" x 2' 10" (2.84m x 0.86m) With obscured window to side, tiled walls and fitted with a vanity sink unit, heated towel rail to side, concealed cistern WC and tile enclosed shower with glazed screen.

BEDROOM

6' 6" x 6' 10" (1.98m x 2.08m) With window to front.

BEDROOM

12' 0" x 10' 1" (3.66m x 3.07m) With window taking in views to the rear, recessed lighting, sliding wardrobe cupboard with hanging and shelving.

BEDROOM

10' 0" x 6' 8" (3.05m x 2.03m) Window to the rear, wardrobe cupboard with hanging rail and shelving.

BATHROOM

Fully tiled walls, fitted with a panelled bath with shower and shower screen, glazed circular bowl vanity sink unit with mirror and lighting above, concealed cistern WC and heated towel rail.

GARAGE

22' 1" x 9' 0" (6.73m x 2.74m) Up-and-over door, fuse board, gas meter and wall mounted gas fired boiler. A glazed door leads to the side passage way.

OUTSIDE

To the front of the property is a tarmac driveway and a pathway leading to the front door. The front garden is planted with specimen shrubs and an additional pathway leads to the side and rear. To the rear is a large area of paved patio with pergola and raised planted borders boasting an array of shrubs and specimen trees. The paving continues and rises up to an additional area that gives access to a TIMBER SUMMERHOUSE. There is a small area of lawn and the whole backs onto Battle Great Woods. It may be possible to create a direct access to Battle Great Woods, subject to any necessary consent.



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.