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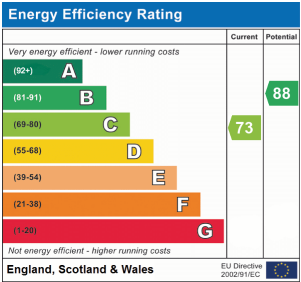
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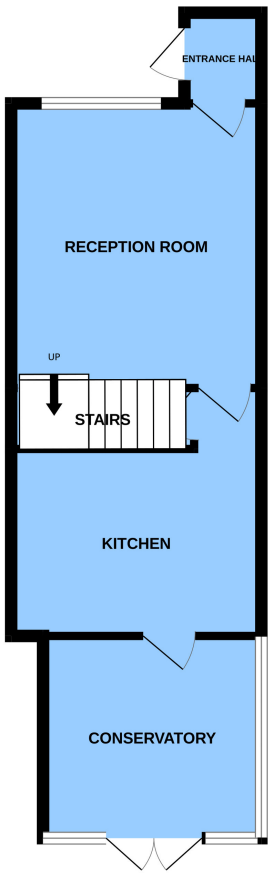
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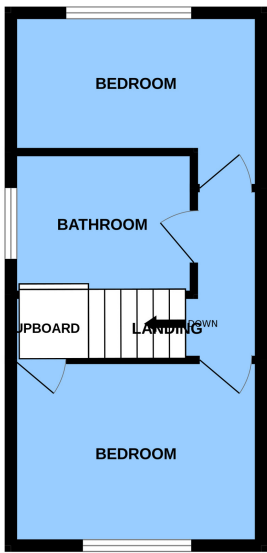
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GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 5/2025



17 Falconers Drive, Battle, East Sussex TN33 0DT

£325,000 freehold

A well presented two bedroom end of terrace property which is located in a popular cul-de-sac location close the mainline station and Battle High Street. Offered to the market with no onwards chain

End of Terrace Property
No Onwards Chain

2 Bedrooms

Garage on Block

Close to Station and Town

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Description

This end of terrace property is presented in good order with a generous reception room and a fully integrated kitchen with modern shaker style units which leads through to the conservatory which serves as a useful second reception room enjoying an outlook over the courtyard style garden. To the first floor are two generous double bedrooms and a well presented family bathroom. In addition to the house is a single garage on block. The property is located at the end of a delightful cul-de-sac which is within easy reach of Battle town centre which has a comprehensive range of privately owned shops, pubs, restaurants and doctors surgery and within a short walk of the mainline station with regular services to London Charing Cross. The area is very well served for schools both private and comprehensive at primary and secondary levels and the property is offered with no onward chain. Viewing is highly recommended.

Directions

From Battle High Street proceed in a southerly direction taking the first exit at the roundabout into Marley Lane and continue along and over the level crossing. Continue along for a short distance turning right into Harrier Lane and follow the road round turning right into Falconers Drive and the property will be found along at the end of the cul-de-sac. What3Words///shows.caused.opponent

THE ACCOMMODATION

with approximate room dimensions is approached via

ENTRANCE PORCH

with tiled floor, fuse box, coat hanging area and door to

LIVING ROOM

13' 7" x 11' 9" (4.14m x 3.58m) with window to front, radiator, stairs leading to first floor landing and glass panelled door to

KITCHEN

11' 9" x 8' 10" (3.58m x 2.69m) with window to rear, tiled floor, radiator and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with granite effect working surface incorporating a stainless steel sink with mixer tap and drainer. Integrated dishwasher and electric oven with 4 ring gas hob and extractor over, space and plumbing for washing machine, space for fridge/freezer. Large understairs storage cupboard, door to

CONSERVATORY

9' 6" x 9' 1" (2.90m x 2.77m) of double glazed construction with double doors leading to the courtyard garden, tiled floor, radiator.



FIRST FLOOR LANDING

with loft access.

BEDROOM 1

11' 9" x 8' 11" (3.58m x 2.72m) with window to rear, storage cupboard.



BEDROOM 2

11' 9" x 6' 10" (3.58m x 2.08m) with window to front.

BATHROOM

8' 8" x 6' 5" (2.64m x 1.96m) with window to side, recessed lighting, tiled walls and fitted with a bath with shower over, wc, pedestal wash hand basin, heated towel rail.

OUTSIDE

To the front is a small area of well maintained garden, planted with an established palm tree. There is a shared side access leading to the garage on block. To the rear is a small courtyard garden.



GARAGE

16' 11" x 8' 7" (5.16m x 2.62m) with manual up and over door.

COUNCIL TAX

Rother District Council
Band C £2,336.76

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.