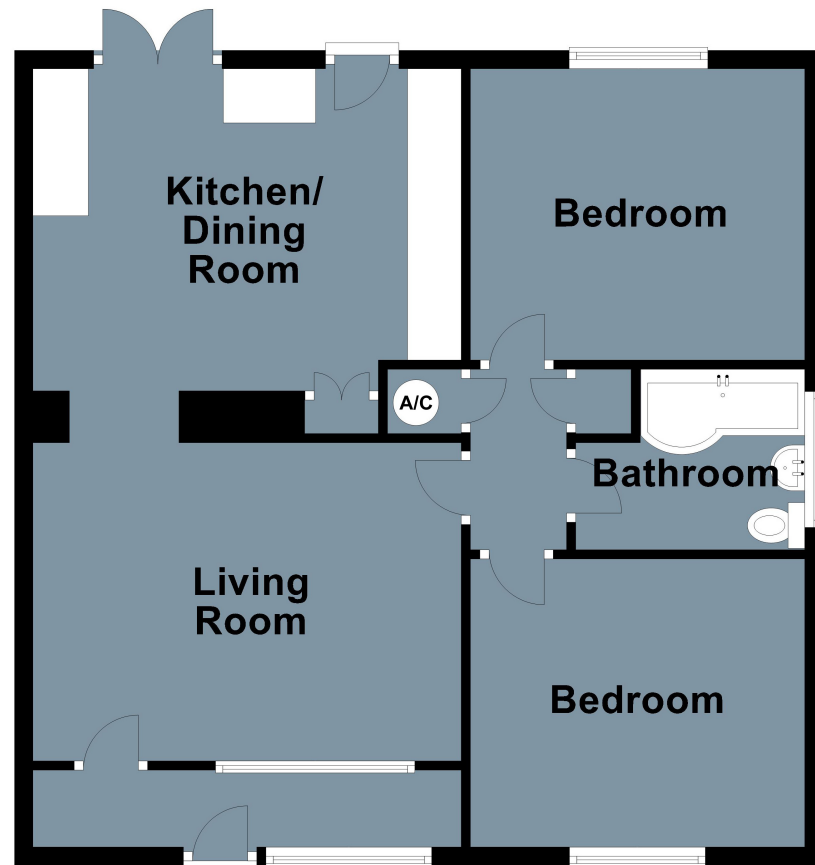


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

## Ground Floor

Approx. 71.5 sq. metres (769.8 sq. feet)



Total area: approx. 71.5 sq. metres (769.8 sq. feet)  
 For illustration purposes only - not to scale



8 Rowbarns, BATTLE, East Sussex TN33 0JQ

**£349,950 freehold**

Set in a convenient location and on the semi-rural outskirts of Battle is this two bedroom semi-detached bungalow that enjoys a larger than average area of garden that opens out to the rear with off road parking and a large garage.

Semi-Detached Bungalow    2 Double Bedrooms    Popular Cul-de-Sac    Semi Rural Location



## Description

A spacious two double bedroom semi-detached bungalow that occupies a popular semi-rural location at the end of a cul-de-sac yet within walking distance of the town centre.

The property enjoys a large living room and a large kitchen/breakfast room which opens out onto the garden, two double bedrooms and a recently upgraded bathroom. The property benefits from gas central heating and double glazing.

Outside is a larger than average area of garden that provides ample parking with a large garage.

## Directions

From our office in Battle High Street proceed in a northerly direction taking the third exit at the roundabout onto the A2100 London Road. Proceed down turning left into Netherfield Road turning right into Wattles Wish and then right into Rowbarns where the property will be found at the end of the cul-de-sac.

## THE ACCOMMODATION COMPRISES

a double glazed door to

## ENTRANCE PORCH

15' 3" x 3' 7" (4.65m x 1.09m) with door to

## LIVING ROOM

15' 3" x 11' 5" (4.65m x 3.48m) with picture window through the porch to the front, central gas real flame fire, engineered oak flooring and wide opening through to

## KITCHEN/BREAKFAST ROOM

15' 4" x 11' 6" (4.67m x 3.51m) with double doors and separate glazed door to patio and garden. The kitchen is fitted with a range of base and wall mounted units providing cupboards and drawers with spaces for appliances. There is an area of working surface incorporating a stainless steel sink with mixer tap and drainer and a 4 burner gas hob with extractor fan above. There is ample space for a breakfast table.



## INNER HALLWAY

6' 5" x 3' 4" (1.96m x 1.02m) with access to loft space, large cupboard and separate airing cupboard with slatted shelves.

## BEDROOM

12' 0" x 10' 3" (3.66m x 3.12m) with window to garden, laminate flooring and two fitted wardrobes with overhead storage.

## BEDROOM

12' 0" x 10' 4" (3.66m x 3.15m) with window to front, laminate flooring and range of wardrobes.

## BATHROOM

8' 2" x 6' 5" (2.49m x 1.96m) with obscured window to side and fitted with a p shaped bath with shower attachment and tiled surround, vanity sink unit and low level wc.

## OUTSIDE

The property is approached over a pathway that leads past a gravelled garden to the front door. The pathway leads round to the side and rear. In addition there is a block paved driveway that provides ample parking and gives access down to the garage. The triangular plot widens to the rear with an area of patio and a large area of lawn.



## GARAGE

24' 0" x 12' 0" (7.32m x 3.66m) with an up and over door and side door of concrete frame construction.

## COUNCIL TAX

Rother District Council  
Band D - £2,273.93 (2022/23))



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.