



Adanac,  
Whatlington Road,  
BATTLE,  
TN33 0JN

 Campbell's

# Adanac

Set in a desirable location and enjoying wonderful rural views this deceptively spacious detached family home has accommodation set out over three floors and enjoys a large level garden. The property is located on one of Battle's most popular roads within easy reach of the town centre and mainline station.

## Features

LARGE DETACHED HOUSE  
2/3 RECEPTION ROOMS  
AMPLE OFF ROAD PARKING  
RURAL VIEWS

4/5 BEDROOMS  
LARGE LEVEL GARDEN  
VERY POPULAR LOCATION  
CLOSE TO BATTLE AMENITIES



## Description

Viewing is essential to appreciate this spacious detached family home that occupies one of Battle's most favoured roads. The accommodation has been extended and upgraded in recent years to provide generous and adaptable accommodation with improved insulation, gas central heating and handmade double glazed windows.

The kitchen/living space enjoys wide glazing and double doors to a Juliet balcony enjoying views over the garden and beyond. The accommodation is adaptable and at garden level a substantial room looks out onto the gardens with a separate shower room which is thought to be ideal as a self contained suite. The upper ground floor has a study as well as a separate shower room whilst to the first floor are three/four bedrooms, one that could be used as a dressing room in conjunction with the master bedroom.

To the front of the house is parking and to the rear the landscaped gardens provide a large area of paved patio, level lawn and established borders. The whole is fence enclosed with a timber shed and garden store which is attached to the house. There are some raised kitchen flowerbeds and an additional patio to the rear of the garden.

## Directions

Form our office in Battle High Street proceed in a northerly direction turning right into Mount Street and continue along over Caldbec Hill and into Whatlington Road where the property will be found along on the right hand side.

What3Words: [///bronze.decisions.images](https://www.what3words.com/bronze.decisions.images)



## ENTRANCE PORCH

with outside light and panelled and glazed door through to

## INNER HALLWAY

10' 7" x 5' 10" (3.23m x 1.78m) with fitted bench seat, cupboards and shelving, engineered oak flooring and stairs rising to the first floor landing.

## SHOWER ROOM

8' 8" x 5' 10" (2.64m x 1.78m) with window to rear, tiled floor, vanity sink unit with centre mixer tap, corner glazed shower with tiled enclosure and low level wc.

## SITTING ROOM

21' 0" x 13' 9" (6.40m x 4.19m) plus two bay windows to front, engineered oak flooring, central cast iron fireplace with slate hearth and inset wood burning stove.

## KITCHEN/LIVING ROOM

24' 8" x 20' 7" (7.52m x 6.27m) with wide glazing and double doors opening onto the balcony with views of the garden, recessed lighting, engineered oak flooring throughout and fitted with a range of base and wall mounted kitchen units arranged around a centre island and incorporating an integrated dishwasher and fitted double oven. There is a large area of worktop incorporating a breakfast bar and a stainless steel sink.



## UTILITY ROOM

8' 10" x 8' 3" (2.69m x 2.51m) max with window and panelled door to outside, engineered oak flooring, fitted base unit with space and plumbing for washing machine and tumble dryer, working surface with stainless steel sink with mixer tap, larder cupboard and door to

## STUDY/BEDROOM

13' 0" x 8' 2" (3.96m x 2.49m) with obscured window to front, recessed lighting, engineered oak flooring.

From the kitchen/living area stairs lead down to the

## GARDEN ROOM/BEDROOM

20' 6" x 20' 1" (6.25m x 6.12m) with recessed lighting, engineered oak flooring and wide glazing with double doors opening onto the patio and garden.

## SHOWER ROOM

7' 0" x 6' 5" (2.13m x 1.96m) with engineered oak flooring, corner shower with tiled enclosure, vanity sink unit, concealed cistern wc.



## **BOILER ROOM**

7' 1" x 6' 3" (2.16m x 1.91m) with floor mounted gas fired boiler.

## **L SHAPED LANDING**

with linen cupboard, additional cupboard with shelving, a further large double cupboard and a walk in cupboard.

## **BEDROOM**

16' 2" x 9' 0" (4.93m x 2.74m) a double aspect room enjoying rural views.

## **BEDROOM**

14' 9" x 10' 0" (4.50m x 3.05m) overall with window to front, eaves storage cupboard.

## **BATHROOM**

with obscured window to side, tiled floor and fitted with a white panelled bath with tiled surround, shower and glazed screen, vanity sink unit with mixer tap, low level wc, heated towel rail.

## **BEDROOM/DRESSING ROOM**

8' 10" x 7' 7" (2.69m x 2.31m) with window to side, cupboard with shelving.



## **MASTER BEDROOM**

16' 5" x 15' 5" (5.00m x 4.70m) partially vaulted with large glazed window taking in stunning rural views over the garden and beyond.

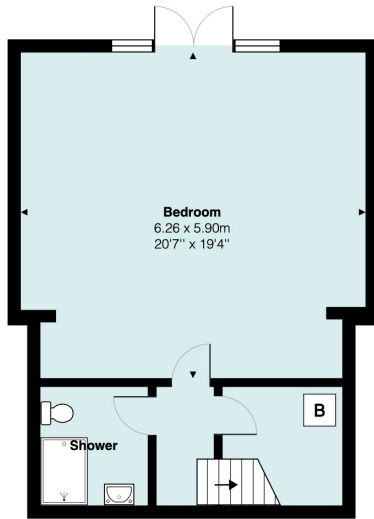
## **OUTSIDE**

The front garden is laid to lawn with an area of tarmac drive providing parking with a gated access to the side. The rear garden has been landscaped with a large paved patio and areas of lawn predominantly fence enclosed with a kitchen garden, garden store and shed.

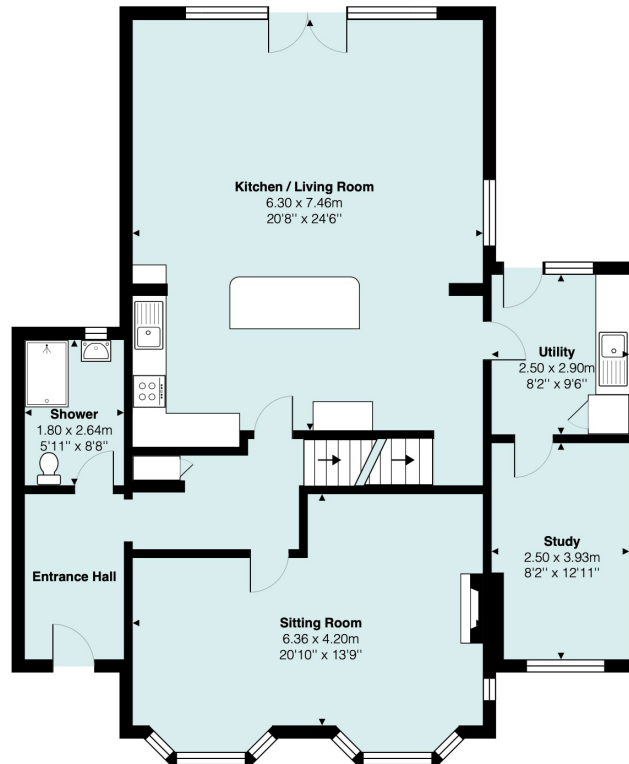
## **COUNCIL TAX**

Rother District Council

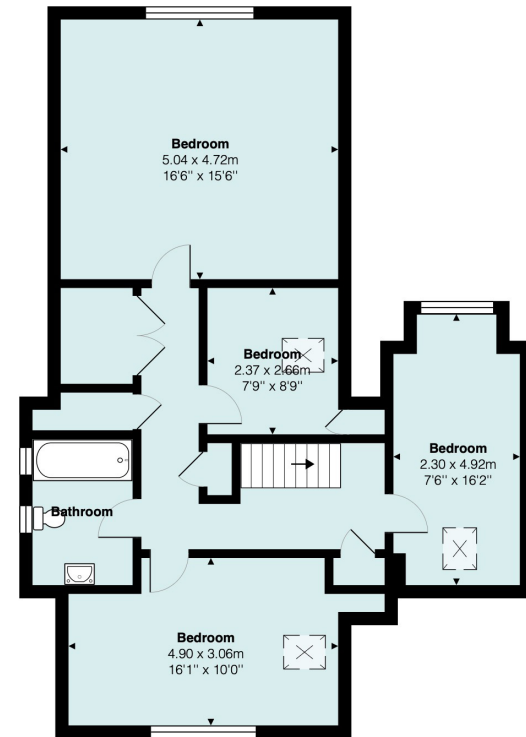
Band E - £2,779.24 (2022/23)



**Lower Ground Floor**  
Area: 48.8 m<sup>2</sup> ... 525 ft<sup>2</sup>



**Ground Floor**  
Area: 113.1 m<sup>2</sup> ... 1218 ft<sup>2</sup>



**First Floor**  
Area: 80.2 m<sup>2</sup> ... 863 ft<sup>2</sup>

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Total Area: 242.1 m<sup>2</sup> ... 2606 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

