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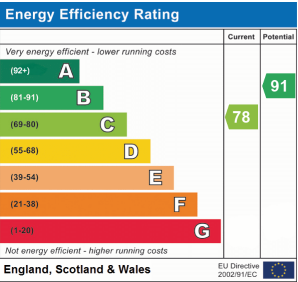
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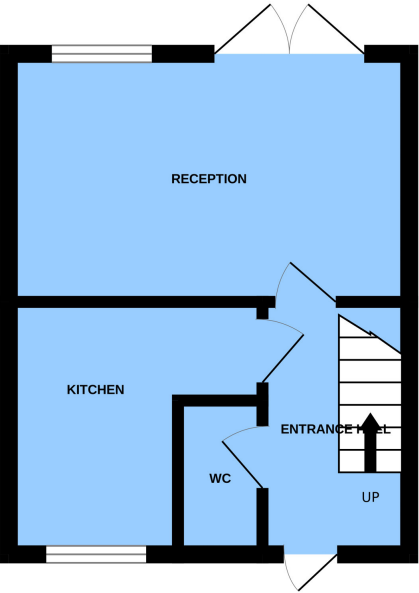
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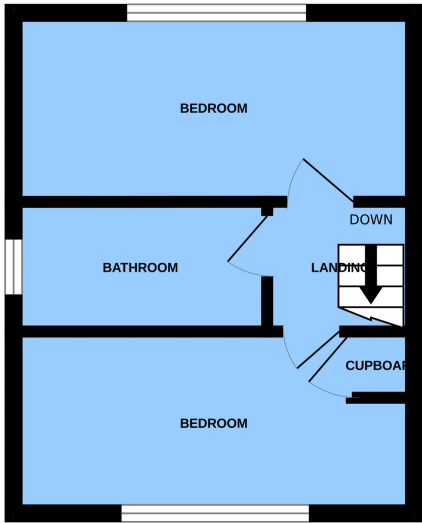
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GROUND FLOOR



1ST FLOOR



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.
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I The Bothy, The Street, East Sussex TN33 0QQ

£325,000 freehold

Set within a short stroll of the village centre, this modern two bedroom semi-detached cottage is presented in excellent decorative order with gas central heating and double glazing throughout and enjoying an enclosed level garden and off road parking.

Modern Semi-Detached Cottage

2 Double Bedrooms

Popular Village Location

Off Road Parking

Description

This modern two bedroom semi-detached cottage presents attractive brick and tile hung elevations below a tiled roof with the benefit of gas central heating and double glazing. Presented in excellent decorative order the property enjoys accommodation arranged around a large reception hall with a living room that opens out to the garden and patio. The kitchen has a good range of units and to the first floor are two double bedrooms, the main enjoying extensive storage. The bathroom has recently been modernised with a bath and separate shower and outside there is the benefit of off road parking for at least two vehicles, a useful timber shed and an enclosed level garden with patio. The whole is conveniently situated within a short stroll of the centre of the village with its popular pub, shop and primary school and viewing is highly recommended.

Directions

Proceed into the village passing the village green and The Brickwall Hotel on your right and the property will be found immediately after the hotel.

What3Words: ///boasted.whistling.milder

THE ACCOMMODATION COMPRISES

A canopy porch with panelled and glazed door to

ENTRANCE HALL

with stairs rising to first floor landing, large understairs storage area.

CLOAKROOM

6' 6" x 2' 10" (1.98m x 0.86m) fitted with a low level wc.

KITCHEN

11' 6" x 9' 1" (3.51m x 2.77m) narrowing to 5' 8" (1.73m) with window to front and fitted with a range of base and wall mounted units incorporating cupboards and drawers with spaces for appliances, built in low level oven and a good area of working surface incorporating a 4 burner gas hob with extractor above and a 1 1/2 bowl stainless steel sink with mixer tap and drainer. Wall mounted gas fired boiler.

LIVING/DINING ROOM

15' 8" x 11' 9" (4.78m x 3.58m) with window and double French doors opening onto the patio and garden.



FIRST FLOOR LANDING

with loft access.

MAIN BEDROOM

15' 8" x 8' 10" (4.78m x 2.69m) with window to rear, range of storage cupboards with tv shelf and double wardrobe.



BATHROOM

9' 0" x 6' 7" (2.74m x 2.01m) with obscured window to side and fitted with a white panelled bath with centre taps and tiled surround, concealed cistern wc, vanity sink unit with mixer tap and a corner glazed shower with tiled enclosure.

BEDROOM

15' 8" x 7' 5" (4.78m x 2.26m) max with window to front and airing cupboard with slatted shelves.

OUTSIDE

The property has an area of front lawn that is hedge enclosed with a pathway to the front door. A right of way provides vehicular access to the side and rear. To the side of the house is a parking space, additional parking with a timber shed. The garden is fence enclosed, laid to lawn with a paved patio.

NOTE: The adjoining cottage has a right of way over the pathway to the front and the property is responsible to contribute towards the driveway maintenance.



COUNCIL TAX

Rother District Council
Band D - £2,442.99

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.