

Campbell's Estate Agents
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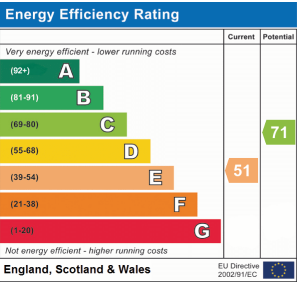
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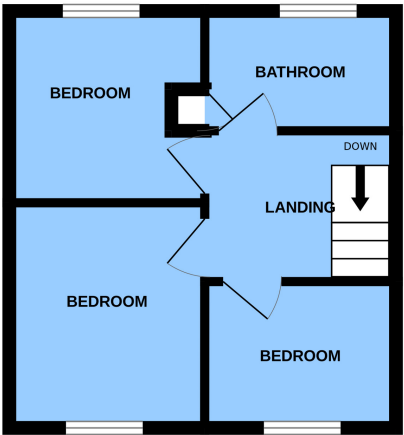
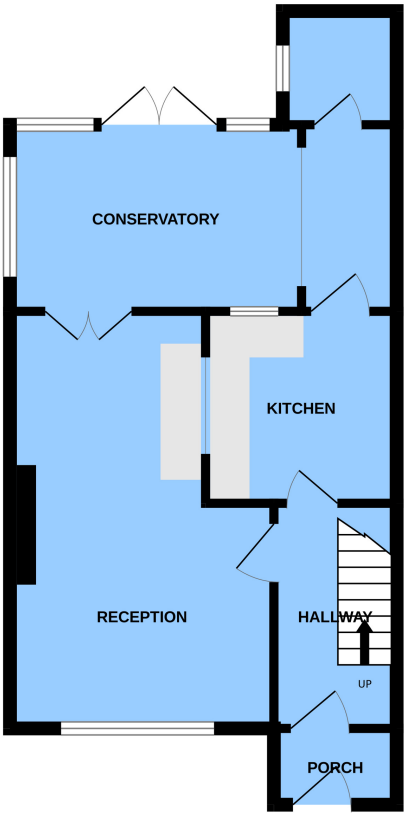
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GROUND FLOOR

1ST FLOOR



1 Marley Gardens, Battle, East Sussex TN33 0DJ

oieo £300,000 freehold

A surprisingly spacious three bedroom end of terrace family home with ample parking, garden and summerhouse all located close to Battle High Street and mainline station.

End of Terrace Property
Pond

3 Bedrooms
Summerhouse

Ample Parking
Convenient Location

Courtyard rear Garden

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Description

1 Marley Gardens presents a perfect opportunity for those looking for a family home close to excellent schools and transport links. The property has a comfortable L shaped living/dining room with a breakfast bar, which opens through to the kitchen offering an ideal space for family living and entertaining. A garden room offers additional space which is currently used as a work room but could easily be used as a dining room leading off the kitchen. To the first floor there are three bedrooms and a family bathroom. Externally the property enjoys ample off road parking and an attractive south facing front garden whilst to the rear is a courtyard garden with feature Koi Carp pond, terrace providing a seating area and a large summerhouse which could be used as a home office. There is also a gated rear access for convenience. The property occupies a quiet location surrounded by similar properties in a cul-de-sac location and is just a short walk from Battle High Street and mainline station with regular services to London Charing Cross and St Leonards on the coast. The high street offers a comprehensive range of amenities to include independently owned shops, pubs, restaurants, dentists, doctors surgery and vets. The area of well served for schooling, both comprehensive and private at primary and secondary levels and the property is located close to country walks, Battle Great Woods and a number of excellent recreation facilities.

Directions

From our office in Battle High Street proceed in a southerly direction and at the mini roundabout bear left onto Marley Lane. Continue along and over the level crossing taking the first turning left into Marley Gardens and bear right where the property will be found along on the left hand side indicated by our For Sale board.

What3Words:///rubble.dragonfly.reforming

THE ACCOMMODATION COMPRISES

Door to

ENTRANCE PORCH

with coat hanging area and partially glazed door to

ENTRANCE HALL

with stairs rising to first floor landing, understairs recess for storage.

LIVING ROOM

11' 11" x 11' 10" (3.63m x 3.61m) with window to front, oak flooring, opening into

DINING ROOM

9' 1" x 8' 3" (2.77m x 2.51m) with a large breakfast bar, double doors into the garden room.

KITCHEN

9' 10" x 9' 1" (3.00m x 2.77m) with window to rear, recessed lighting, tiled floor, part tiled walls and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with wood effect working surfaces with stainless steel sink with mixer tap and drainer. Spaces for slimline dishwasher, cooker and American style fridge/freezer. Door to



GARDEN ROOM

18' 2" x 9' 4" (5.54m x 2.84m) with windows and double doors to rear garden, recessed lighting, wall mounted radiator, storage cupboards, plumbing for washing machine. There is an in/out pond.



CLOAKROOM

5' 9" x 5' 1" (1.75m x 1.55m) with window to side, recessed lighting and fitted with a vanity sink unit incorporating a wc, housing the wall mounted gas boiler.

FIRST FLOOR LANDING

with loft access.

BEDROOM 1

10' 0" x 9' 4" (3.05m x 2.84m) with window to front, wall of fitted wardrobes.



BEDROOM 2

10' 3" x 9' 0" (3.12m x 2.74m) with window to rear, built in wardrobe.

BEDROOM 3

6' 7" x 6' 6" (2.01m x 1.98m) with window to front.

BATHROOM

7' 9" x 5' 5" (2.36m x 1.65m) with two windows to the rear, recessed lighting, part tiled walls and fitted with a vanity sink unit, wc, bath with shower attachment over, heated towel rail and airing cupboard with slatted shelves.

OUTSIDE

To the front is an area of concrete hard standing providing off road parking for several cars. A gate, pathway and steps lead to the front door and the front garden is hedge enclosed. To the rear is a courtyard style garden with raised ornamental pond and areas of patio. A gate leads to the rear and there is a large HOME OFFICE 11' 0" x 7' 7" (3.35m x 2.31m) having a double aspect with double doors to the garden, light well, power and recessed lighting.

COUNCIL TAX

Rother District Council
Band B - £2,044.68

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.