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Nine Corners, Whatlington Road, Battle, East Sussex TN33 0JN **£650,000 freehold**

Set in a desirable location fronting Whatlington Road amidst established level gardens with views beyond is this detached 1930's three bedroom family home that offers excellent potential to be further extended subject to planning permission.

Detached 1930's House 3 Bedrooms
Offering Potential

2 Reception Rooms

Popular Location

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Description

Viewing is essential of this detached house that offers potential to be extended and altered subject to any necessary consent. The current accommodation is arranged around a large reception hall and throughout the house retains the original period joinery. The principal reception room extends across the rear of the house and opens to the level gardens. There is a separate study/dining room with a conservatory and kitchen to the ground floor whilst to the first floor are three bedrooms, one which offers access to the attic which is considered to offer potential for further conversion. Situated in a desirable location fronting Whatlington Road, the property enjoys a large area of enclosed level garden and ample parking all set within a convenient location just a short distance from the historic High Street and mainline station.

Directions

From the High Street travelling north, turn right into Mount Street continue over Caldbec Hill where the property will be found just after Virgins Lane on the right hand side.

THE ACCOMMODATION

with approximate room dimensions is approached via

COVERED PORCH

with double glazed door to

ENTRANCE PORCH

11' 7" x 4' 0" (3.53m x 1.22m) with quarry tiled floor and panelled and glazing to

RECEPTION HALL

11' 5" x 10' 0" (3.48m x 3.05m) with stairs rising to first floor landing.



STUDY/SITTING ROOM

12' 10" x 12' 0" (3.91m x 3.66m) a double aspect room with window looking through to the conservatory and onto the garden, wood block floor.

DRAWING ROOM

8' 10" x 2' 10" (2.69m x 0.86m) 21' 1" x 14' 0" (6.43m x 4.27m) plus into box bay window taking in views of the garden, with central limestone fireplace with gas fire (not in use), double doors opening to

CONSERVATORY

13' 7" x 11' 0" (4.14m x 3.35m) of double glazed construction below polycarbonate roof with tiled flooring throughout and double doors opening onto the patio and garden.



KITCHEN

15' 4" x 10' 4" (4.67m x 3.15m) a double aspect room with door to side and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances. There is a fitted double oven and a good sized area of working surface incorporating a 4 burner gas hob with extractor fan above and single enamel sink with mixer tap.

CLOAKROOM

5' 5" x 5' 1" (1.65m x 1.55m) with window to side, part tiled and fitted with a high cistern wc, wash hand basin and tiled floor.

FIRST FLOOR LANDING

with window to side.

BATHROOM

10' 7" x 7' 5" (3.23m x 2.26m) a double aspect room with glazed shower enclosure, panelled bath with mixer tap, wash hand basin and low level wc.

BEDROOM

13' 10" x 11' 5" (4.22m x 3.48m) a double aspect room.



BEDROOM

13' 2" x 12' 2" (4.01m x 3.71m) having a dual aspect with rural views.

BEDROOM

10' 4" x 9' 2" (3.15m x 2.79m) with window to front and steps rising to

ATTIC LANDING

9' 0" x 4' 2" (2.74m x 1.27m) with Velux window to side and door to

ATTIC ROOM

12' 0" x 10' 0" (3.66m x 3.05m) with Velux window taking in views to the rear, eaves storage.

OUTSIDE

The property fronts Whatlington Road with a gravel driveway that provides parking and turning. To the front is an old timber garage (in need of repair) the whole being hedge enclosed with access to either side. To the rear of the property is a paved patio that extends across the back of the house. To the other side is a paved courtyard area with an additional TIMBER SHED 10' 2" x 6' 1" (3.10m x 1.85m). The gardens are established with mature borders that provide a good deal of privacy, predominantly laid to level lawn and back onto adjoining fields with views beyond. SUMMER HOUSE 6' 3" x 6' 2" (1.91m x 1.88m).



COUNCIL TAX

Rother District Council
Band F £3,797.26

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.