



Villa Rosa,
Marley Lane,
Battle,
East Sussex,
TN33 0RE



Marley Lane

Set in a convenient location on the rural outskirts of Battle this large single storey house offers potential for dual family accommodation and sits within established gardens of approximately 1 acre with a number of outbuildings, a large double integral garage and indoor swimming pool, all in need of general modernisation.

Features

DETACHED BUNGALOW

SET IN ESTABLISHED GARDENS

RURAL OUTSKIRTS OF BATTLE

APPROXIMATELY 1 ACRE

IN NEED OF GENERAL
MODERNISATION

USEFUL OUTBUILDINGS

POTENTIAL FOR DUAL
OCCUPATION

DOUBLE GARAGE



Description

A wonderful opportunity to acquire a large detached single storey property that sits on the rural outskirts of Battle. Whilst requiring general modernisation, the property is thought to offer a great deal of potential to be improved and upgraded or redeveloped, subject to necessary consents. It is also considered that the bungalow could be easily modified to provide dual accommodation. Viewing is essential to appreciate this spacious layout, which provides four bedrooms and three reception rooms. In addition, attached to the rear of the property is an indoor pool. Outside, the gardens need to be viewed to be fully appreciated, having been extensively landscaped, they offer a great deal of privacy with an established water feature and a variety of useful outbuildings.

Directions

From Battle travel south along the High Street and take the first exit at the roundabout onto Marley Lane. Continue over the level crossing and for some distance, the property will be found shortly after the S bend on the left hand side.

What3Words: [///hydration.sponge.reckoned](https://www.what3words.com/?w3w=///hydration.sponge.reckoned)



THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

With further double glazed door through to

ENTRANCE HALLWAY

Loft access, range of cupboards with overhead storage including the immersion tank.

BREAKFAST ROOM

9' 9" x 8' 3" (2.97m x 2.51m) With window to rear and archway leading through to

KITCHEN

10' 7" x 9' 7" (3.23m x 2.92m) Window and glazed door to patio, range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with two areas of working surface incorporating a stainless steel sink with mixer tap and drainer, further archway to

UTILITY ROOM

11' 1" x 9' 0" (3.38m x 2.74m) With fitted cupboards and space and plumbing for appliances. A sliding door leads through to a

WC

With obscured window, close coupled wc, wash hand basin with mirror above, towel rail.

DINING ROOM

13' 9" x 11' 3" (4.19m x 3.43m) Window to front, range of glazed display cabinets.

LIVING ROOM

17' 10" x 13' 1" (5.44m x 3.99m) With large picture window to front.

BEDROOM

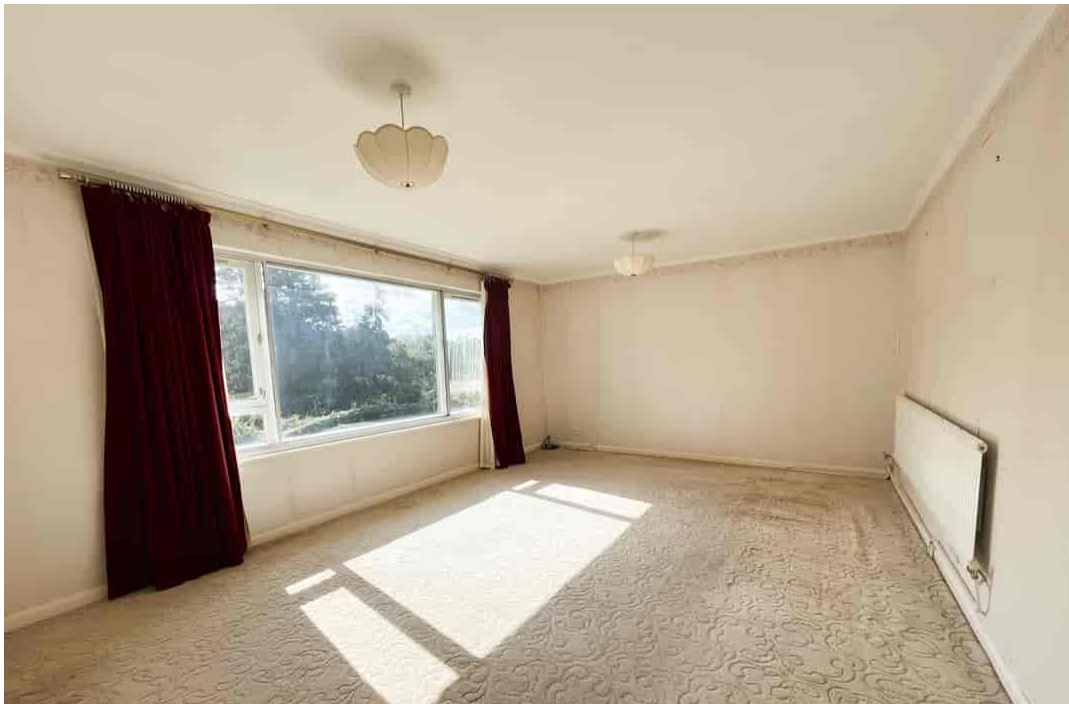
11' 5" x 10' 10" (3.48m x 3.30m) Window to front.

BEDROOM

13' 8" x 9' 7" (4.17m x 2.92m) A dual aspect room.

BEDROOM

10' 2" x 9' 5" (3.10m x 2.87m) With window to side.





MASTER BEDROOM

13' 0" x 10' 0" (3.96m x 3.05m) With window to rear, sliding wardrobe cupboard.

EN-SUITE

9' 9" x 3' 8" (2.97m x 1.12m) With obscured window to side, fitted with a corner Jacuzzi bath, low level wc, wash hand basin.

FAMILY BATHROOM

7' 3" x 6' 8" (2.21m x 2.03m) Part panelled and tiled with window to rear, corner panelled bath with shower over, low level wc, pedestal wash hand basin, fitted corner cabinet.

SIDE PORCH

15' 8" x 5' 3" (4.78m x 1.60m) Steps rising to the swimming pool, cupboard housing boiler and filtration unit.

DOUBLE GARAGE

17' 6" x 16' 5" (5.33m x 5.00m) Electric up-and-over door, power and light.

SWIMMING POOL

39' 10" x 17' 7" (12.14m x 5.36m) A tiled, heated swimming pool measuring 27' 5" x 11' 10" (8.36m x 3.61m) with connecting greenhouse.

OUTSIDE

The property is approached over a long driveway that leads to a large area of turning and parking. The front garden is laid to lawn with mature borders and an established weeping willow. Across the back of the house is a sunken patio with steps rising up to the formal gardens. The gardens have been significantly landscaped and planted over the years offering a great deal of privacy and seclusion, interspersed with many established flower beds, boasting an array of specimen shrubs, plants and specimen trees. There is a LARGE WORKSHOP beyond the greenhouse, a central sunken water feature and wide areas of lawn. To the top of the garden is a TIMBER PLAYHOUSE/STORE and concealed behind the rhododendrons is a LARGE TIMBER SHED.

COUNCIL TAX

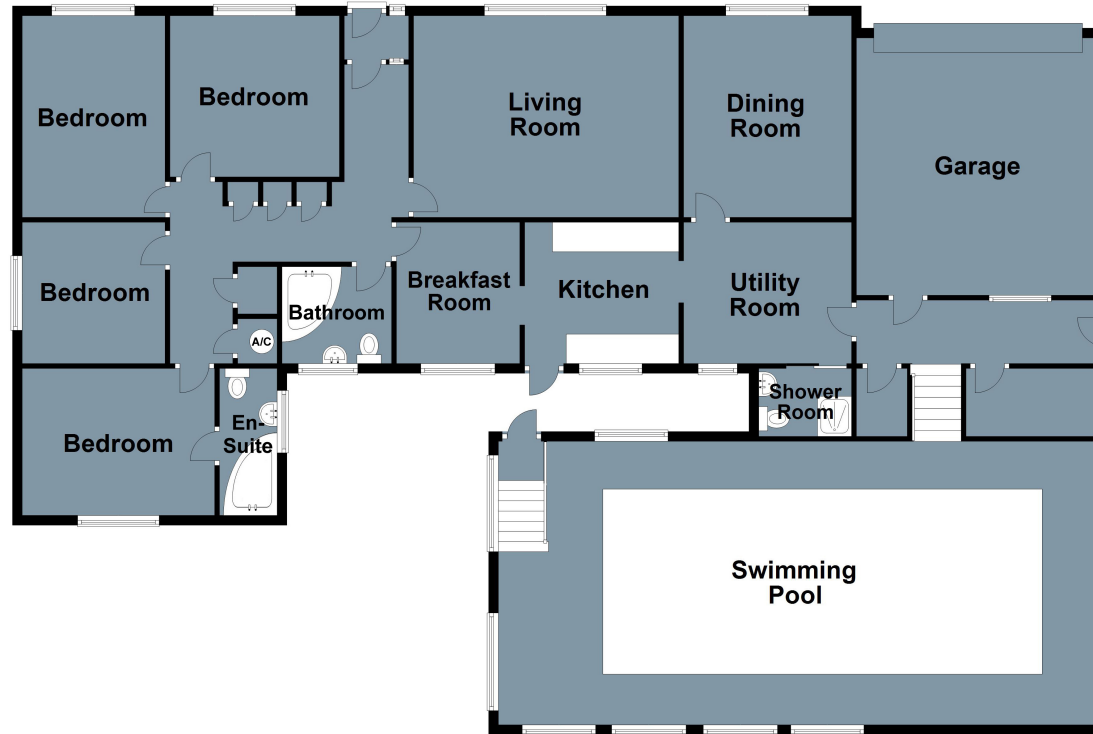
Rother District Council

Band E - £2908.83 (2023/24)



Ground Floor

Approx. 255.1 sq. metres (2746.0 sq. feet)



Total area: approx. 255.1 sq. metres (2746.0 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

