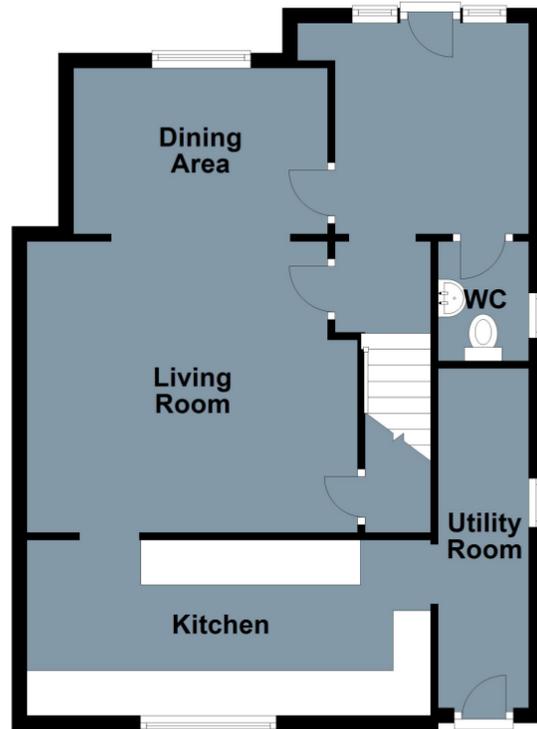


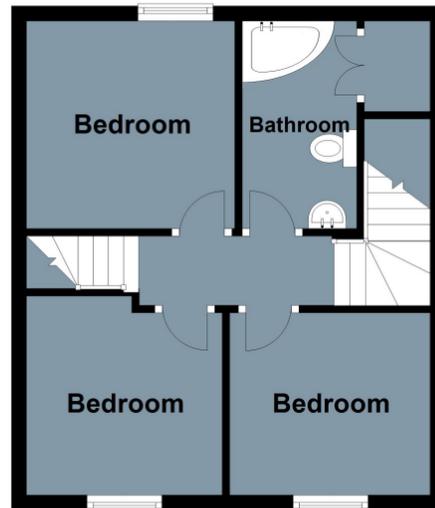
Ground Floor

Approx. 57.9 sq. metres (623.6 sq. feet)



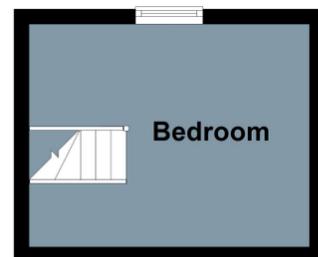
First Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



Second Floor

Approx. 11.1 sq. metres (119.4 sq. feet)



Total area: approx. 103.0 sq. metres (1108.6 sq. feet)
 For illustration purposes only - not to scale



7 Senlac Gardens, Battle, East Sussex TN33 0AX

£367,500 freehold

A well presented and conveniently placed three bedroom semi detached character cottage close to the station, schooling and centre of Battle.

Semi Detached Property
 Off-Road Parking

3 Bedrooms plus Loft Room
 Low maintenance Garden

Open Plan Living Accommodation

Close to Train Station and High Street

Description

7 Senlac Gardens is an attractive 1930s semi detached home in a convenient location in Battle Town Centre. Battle provides a comprehensive range of amenities, independently owned shops, restaurants, doctors surgery as well as a mainline station with services to London Charing Cross. The area is also very well served for schools, both comprehensive and private at primary and secondary levels.

The property itself is spacious and on entering the property one is immediately met by a spacious entrance hall which could also be used as a study/office space with a convenient cloakroom off. The remainder of the ground floor is arranged as open plan. The kitchen, which is newly fitted, offers a comprehensive range of units and leads through to a utility/boot room. The kitchen is open plan to the spacious lounge which is centered around a working log burner which in turn opens into a dining area, which could also be used as a fourth bedroom. To the first floor there are three bedrooms and a spacious family bathroom. The property also benefits from a loft room which is used as an occasional bedroom but could also make an office space or playroom. Externally to the rear of the property is a low maintenance rear with a summerhouse and shed and a decked area for alfresco dining. To the front of the property is parking for 2-3 cars. Viewing highly recommended.

Directions

From Battle High Street, proceed in a southerly direction and at the mini roundabout by The Chequers public house turn right down Lower Lake, over the zebra crossing where the property will be found shortly on the left hand side just before the roundabout and clearly indicated by our 'For Sale' board. What3Words: ///port.averages.fattening

THE ACCOMMODATION

With approximate room dimensions is approached via steps down to the front door with two windows to either side, opening to

SPACIOUS ENTRANCE HALL

10' 3" x 8' 10" (3.12m x 2.69m) Radiator, bamboo flooring, wall mounted light fittings, door into

WC

With velux to ceiling, wc, wall mounted wash basin, radiator, laminate flooring, partly tiled walls.

INNER HALLWAY

Staircase leading to the first floor landing, door into

LIVING ROOM

14' 1" x 12' 8" (4.29m x 3.86m) Centered around a working log burner with oak bressumer beam and brick hearth, television aerial point, radiator, large under stairs storage cupboard, open into

DINING ROOM

11' 0" x 7' 3" (3.35m x 2.21m) Window to the front, radiator, wood panelled walls and door back into the hallway.



KITCHEN

17' 7" x 8' 1" (5.36m x 2.46m) Open archway to Living Room, newly fitted kitchen with window to the rear garden, variety of wall and base mounted units incorporating cupboards and drawers, slate effect work surfaces, tiled splash back surround, wall mounted Ideal boiler, integrated electric oven with four ring gas hob and extractor hood, sink drainer unit with mixer tap, space for American style fridge/freezer and dishwasher, door into



UTILITY/BOOT ROOM

14' 10" x 4' 0" (4.52m x 1.22m) Velux to ceiling, door into rear garden. Plumbing and space for washing machine and tumble dryer, radiator, partly tiled walls, additional work surface.

FIRST FLOOR LANDING

Door to

BEDROOM ONE

9' 8" x 9' 1" (2.95m x 2.77m) Window to the front of the property, television aerial point, feature fireplace (not in use).

BEDROOM TWO

8' 7" x 8' 6" (2.62m x 2.59m) Window to the rear of the property, television aerial point.

BEDROOM THREE

7' 9" x 8' 9" (2.36m x 2.67m) Window to rear, television aerial point.

FAMILY BATHROOM

9' 7" x 5' 1" (2.92m x 1.55m) Corner bath with new shower fittings, electric shower over, WC, pedestal wash hand basin with chrome tap fittings, heated towel rail, partly tiled walls, recessed lighting to ceiling, large over stairs storage cupboard.

LOFT ROOM

12' 2" x 9' 10" (3.71m x 3.00m) From the landing a ladder gives access into the loft room/occasional bedroom, velux to the side of the property, eaves storage, exposed red brick wall and chimney breast, television aerial point.



OUTSIDE

To the front of the property there is off-road parking for 2-3 cars, hedge and fence enclosed, a retaining brick wall and steps giving access to the front garden.

To the rear of the property there is a low maintenance garden which is fence enclosed with a raised decked area for alfresco dining, patio area and two large storage sheds.

COUNCIL TAX

Rother District Council
Band C - £2115.5

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.