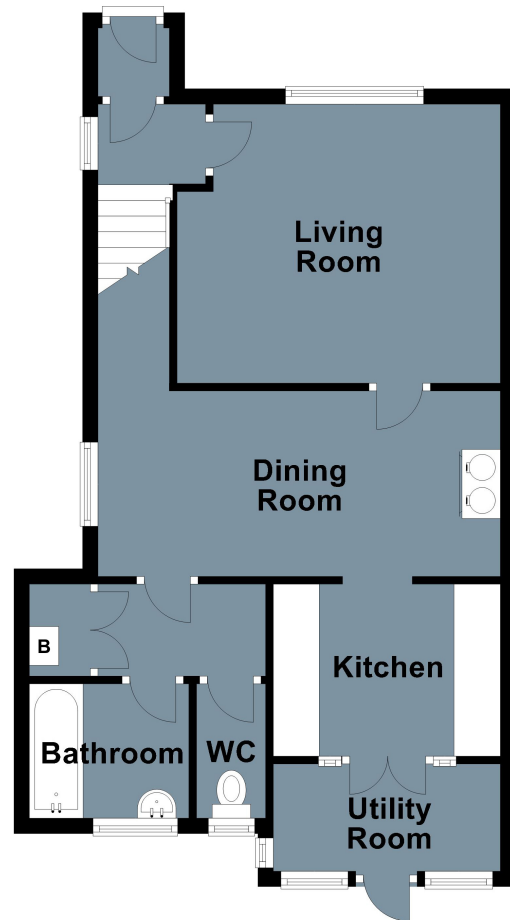


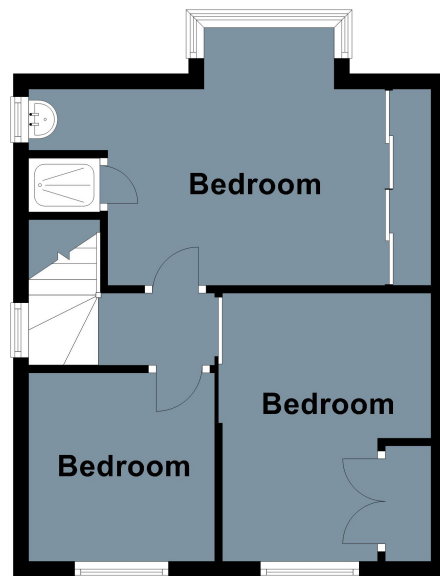
Ground Floor

Approx. 54.4 sq. metres (585.9 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.6 sq. feet)



Total area: approx. 88.0 sq. metres (947.5 sq. feet)
 For illustration purposes only - not to scale



2 Mountfield Villas, Hoath Hill, East Sussex TN32 5LL

£425,000 freehold

Set in an appealing rural location in the small hamlet of Mountfield is this attractive semi-detached three bedroom cottage with an extension, a substantial garage, ample parking and gardens that back onto open countryside.

Semi-Detached Cottage
 Ample Parking

2 Reception Rooms
 Backing onto Woodland

3 Bedrooms

Large Garage

Description

Set within the favoured hamlet of Mountfield close to Robertsbridge and Battle is this semi-detached period property that has been extended on the ground floor. The house is in need of general modernisation but offers excellent potential to be personalised to individual requirements. There is the benefit of double glazing with a recently replaced boiler. To the ground floor are two main reception rooms with the dining room opening into the kitchen and leading to an inner hallway where there is a ground floor bathroom. The first floor provides three bedrooms.

Outside the property occupies a large plot with a long driveway that leads down the side of the property to a substantial detached garage. To the rear of the garage there is also a further timber building and a level area of garden that backs onto open fields. With its convenient location and further potential viewing is recommended.

Directions

From our office in Battle High Street proceed in a northerly direction on the A2100 London Road towards Robertsbridge. Proceed along and over the level crossing taking the second turning left, New Cut, signposted Mountfield and then turn left into Hoath Hill where the property will be found on the left hand side.

What3Words:///crusaders.jeeps.credit

THE ACCOMMODATION COMPRISES

Studded panelled door to

ENTRANCE PORCH

4' 1" x 3' 0" (1.24m x 0.91m) with panelled door to

HALLWAY

with stairs rising to first floor landing.

LIVING ROOM

13' 9" x 11' 9" (4.19m x 3.58m) with window to front and central stone fireplace incorporating a tv shelf.

DINING ROOM

16' 9" x 7' 10" (5.11m x 2.39m) with window to side, understairs cupboard housing the meter, brick feature fireplace with freestanding two oven Rayburn (not in use).

From the dining room an opening leads to



INNER HALLWAY

with cupboard housing the oil fired boiler.

BATHROOM

6' 9" x 5' 7" (2.06m x 1.70m) with window to rear and fitted with a panelled bath and wash hand basin.

CLOAKROOM

with low level wc.

KITCHEN

9' 7" x 7' 3" (2.92m x 2.21m) with tiled floor and fitted with a range of base and wall mounted kitchen units providing cupboards and drawers with working surface incorporating a stainless steel sink with mixer tap and drainer. The kitchen opens into

REAR PORCH

9' 3" x 4' 6" (2.82m x 1.37m) of double glazed construction below a polycarbonate roof and door to outside.

FIRST FLOOR LANDING

BEDROOM

12' 4" x 11' 4" (3.76m x 3.45m) into box bay window to front, fitted with a vanity sink unit and shower enclosure.

BEDROOM

11' 5" x 8' 8" (3.48m x 2.64m) with window to rear and double cupboard.

BEDROOM

8' 0" x 8' 0" (2.44m x 2.44m) with window to rear.

GARAGE

19' 4" x 13' 0" (5.89m x 3.96m) with doors to front, shallow pit, power and light.



OUTSIDE

The property is approached over a long driveway that provides parking and leads to the side and rear of the property with access to the garage. The front garden is enclosed with fencing, well and planted borders. To the rear of the garage is the oil tank and a timber open fronted store and separate workshop measuring 9' 3" x 7' 0" (2.82m x 2.13m). The rear garden provides area of lawn and patio backing onto open fields.



COUNCIL TAX

Rother District Council
Band D - £2295.88

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.