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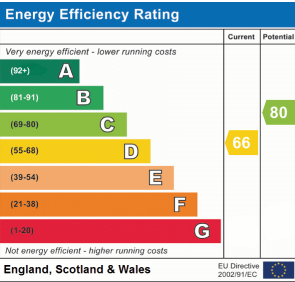
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Karen, Battle Hill, Battle, East Sussex TN33 0BN

£425,000 freehold

A conveniently situated detached two bedroom bungalow with generous living space, modern kitchen and a useful utility/studio with vehicular access and parking to the rear, level gardens and within just a short walk of Battle mainline station.

Detached Bungalow
Parking

2 Bedrooms

Close to Station

Level Garden

Description

This detached bungalow is situated close to the mainline station and within easy reach of the historic High Street. Arranged around a large reception hall, the accommodation is generous with replacement oak doors and flooring throughout much of the ground floor. The generous living space has a triple aspect with real flame gas fire and from the dining area opens onto the modern kitchen. The two bedrooms are both large doubles and located off the second bedroom is a useful utility/studio room. The whole sits amidst a level plot with gardens predominantly to the front and side and with the benefit of vehicular access from Harold Terrace to parking at the rear.

Note: The property is liable to contribute to the private road.

Directions

Travelling south out of Battle, past the train station on your left hand side, the property will be found shortly along on the left hand side.
What3Words: ///movie.stuns.overdrive

THE ACCOMMODATION

With approximate room dimensions comprises double glazed door to

ENTRANCE PORCH

8' 2" x 3' 1" (2.49m x 0.94m) With tiled floor and glazed double doors opening to

RECEPTION HALL

13' 7" x 6' 0" (4.14m x 1.83m) plus 6' 5" x 3' 0" (1.96m x 0.91m) With loft access, large cupboard with hanging and shelving, oak flooring.



KITCHEN

13' 1" max x 9' 6" (3.99m x 2.90m) Window and door to rear, tiled flooring and fitted with a range of base and wall mounted cabinets providing cupboards and drawers with spaces and plumbing for appliances and a good area of working surface incorporating a stainless steel sink with mixer tap and drainer.

DINING ROOM

11' 7" x 9' 2" (3.53m x 2.79m) With window to side, oak flooring, opening to

LIVING ROOM

19' 3" x 13' 1" (5.87m x 3.99m) Having a double aspect with limestone fireplace incorporating a real flame gas fire.



SHOWER ROOM

7' 0" x 6' 0" (2.13m x 1.83m) With obscured window to rear, tiled floor, fully tiled walls and fitted with a large glazed shower enclosure, pedestal wash hand basin and heated towel rail with obscured window to rear, fitted with a low level wc and wash hand basin.

BEDROOM

14' 3" x 13' 0" (4.34m x 3.96m) Double aspect with window to front.

BEDROOM TWO

13' 3" x 11' 0" (4.04m x 3.35m) Built in cupboard with hanging rail and shelving, connecting door to

UTILITY/STUDIO

15' 4" x 7' 8" (4.67m x 2.34m) With window to front and incorporating an extensive range of cupboards and drawers with a large area of working surface, space and plumbing for washing machine, stainless steel sink with mixer tap.



OUTSIDE

The property has a pedestrian access from Battle Hill with a gate and pathway leading to the front door, flanked by areas of level lawn with planted borders, they wrap around to the side garden and connect to the rear where there is vehicular access from Harold Terrace to an area of parking for two vehicles with some outside storage and a paved patio.



COUNCIL TAX

Rother District Council
Band E - £3,213.06

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.