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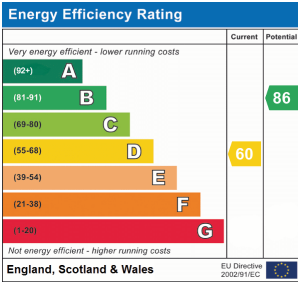
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26 Falconers Drive, Battle, East Sussex TN33 0DX £350,000 freehold

A well presented three bedroom semi-detached property occupying a quiet location on the outskirts of Battle yet within walking distance of the High Street and mainline station, south facing garden, garage and off road parking. No onward chain.

Semi-Detached House 3 Bedrooms Garage Enclosed Garden
Close to Town and Station Chain Free

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Description

26 Falconers Drive is presented to the market in good order throughout and enjoys a generous kitchen/dining area with a separate lounge and to the rear is a conservatory overlooking the rear garden. To the first floor a spacious landing gives access to two double bedrooms, one single, all with built in wardrobes, and a well presented family bathroom. Outside the property enjoys off road parking and a nicely presented garden to the front and to the rear a south facing garden with courtesy door to the garage. The property is situated in a popular cul-de-sac of similar houses and is within walking distance of the mainline station with regular services to London Charing Cross. Battle High Street is also close by offering a good range of independently owned shops, pubs and restaurants, as well as doctors, dentists and a vet. The area is very well served for schools both private and comprehensive at both primary and secondary levels and the property is comfortably within the Claverham catchment area. Viewing is highly recommended of this property which is offered to the market chain free.

Directions

From Battle High Street proceed in a southerly direction turning left at the mini roundabout into Marley Lane. Proceed along passing over the level crossing and after a short distance turn right into Harrier Lane. Following the road round and turn right into Falconers Drive and the property will be round along on the right hand side.
What3Words:///initial.lyricism.outlooks

THE ACCOMMODATION

with approximate room dimensions is approached via a covered ENTRANCE PORCH with double glazed door to

ENTRANCE HALL

with laminate flooring, stairs leading to first floor landing with understairs storage cupboard and additional large storage cupboard, radiator.

CLOAKROOM

with window to front and fitted with a wc and wall mounted basin.

LIVING ROOM

14' 1" x 11' 0" (4.29m x 3.35m) with window to front, laminate flooring, radiator and door to

KITCHEN/DINING ROOM

17' 6" x 8' 7" (5.33m x 2.62m) fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with granite effect working surface, 1 1/2 bowl sink with mixer tap and drainer, 4 ring gas hob with extractor over, wall mounted boiler, spaces for appliances. The dining area has laminate flooring, radiator, window and door to



CONSERVATORY

9' 8" x 5' 11" (2.95m x 1.80m) having a triple aspect with windows and door to garden.



FIRST FLOOR LANDING

with loft access and airing cupboard with shelving and housing the tank.

BEDROOM 1

11' 7" x 9' 5" (3.53m x 2.87m) with window to rear with southerly aspect, double wardrobe.



BEDROOM 2

8' 9" x 9' 6" (2.67m x 2.90m) with window to front, double wardrobe.

BEDROOM 3

8' 8" x 7' 8" (2.64m x 2.34m) with window to rear.

FAMILY BATHROOM

7' 7" x 6' 0" (2.31m x 1.83m) with window to front, tiled walls and fitted with a vanity sink unit, bath with electric shower over, wc, heated towel rail.

OUTSIDE

To the front of the property is an area of lawn with steps leading down to the front door and an area of off road parking with access to the garage. The rear garden is predominantly laid to lawn being fence enclosed with an area of patio and planted with a number of shrubs, roses and with a feature pond.



GARAGE

16' 9" x 8' 3" (5.11m x 2.51m) with a manual up and over door, power, light and courtesy door to rear garden.

COUNCIL TAX

Rother District Council
Band C £2,336.76

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.