



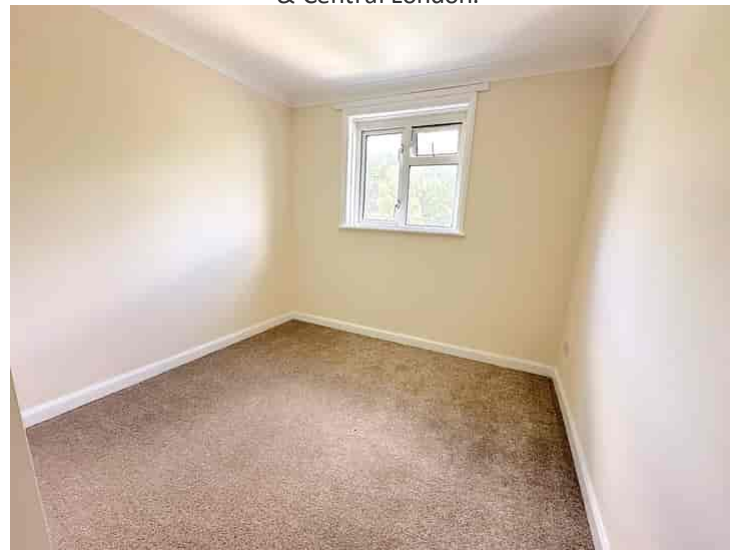
Church Road, Catsfield, Battle, East Sussex, TN33 9BG
Modernised & Refurbished Three Bedroom Cottage £335,000



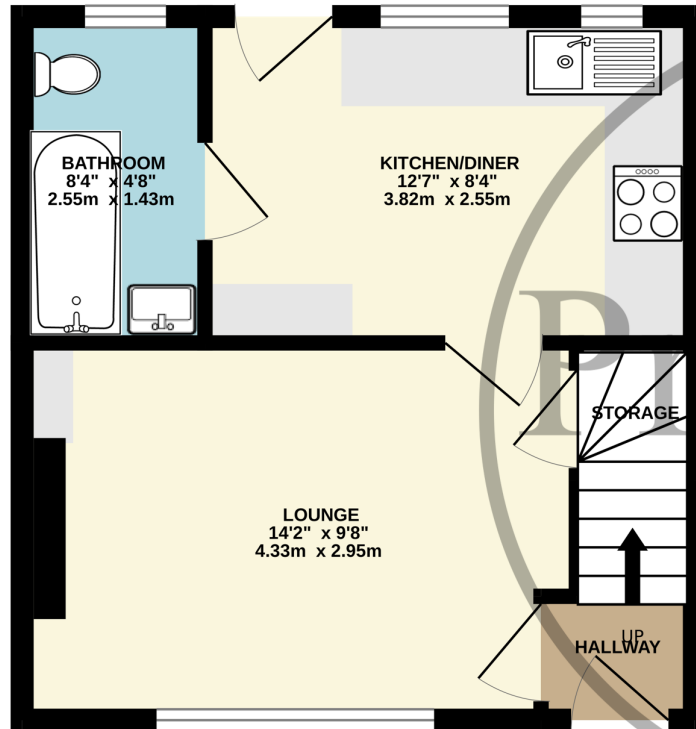


Property Cafe are delighted to offer this recently refurbished mid terrace cottage for sale, situated in the sought after semi rural Crowhurst village location offering great school catchment areas and pleasant farmland views. Internally this well presented property comprises; Entrance hallway leading onto the spacious lounge with feature fireplace and large window; Newly fitted modern kitchen with integrated oven and hob, butler sink with hardwood worktops; Modern fitted white suite bathroom with shower over bath and low level W.C, a spacious rear garden with purpose built storage shed a newly fitted patio and large section of lawn. Stairs rising to the first floor landing offer access onto a large double bedroom, two small double bedrooms and loft space. Additional benefits included excellent decor in neutral colour schemes and carpeted throughout in neutral tones, with some hardwood flooring to the ground floor, a spacious front garden, full double glazing and electric air source heat pump. This property is offered for sale with no onward chain. We recommend you view at your earliest convenience.

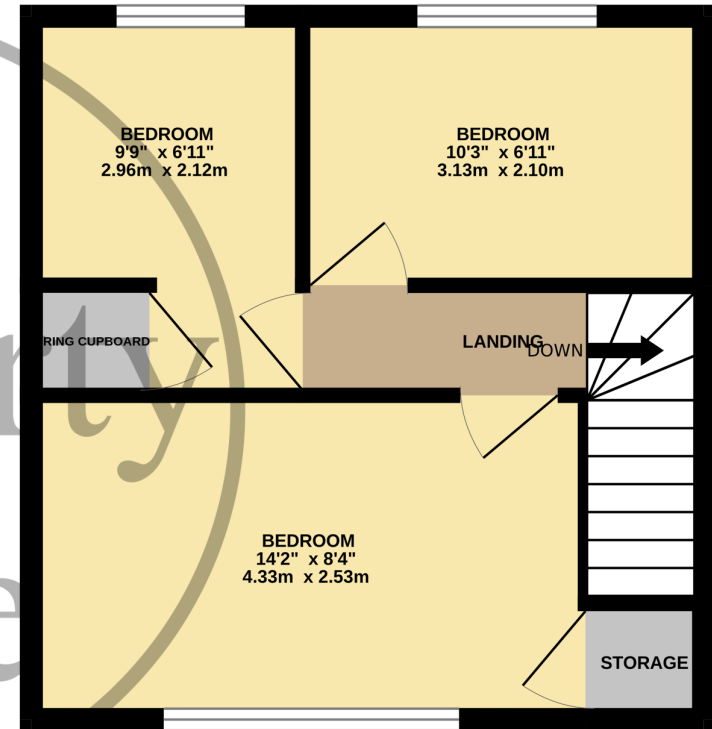
The property is situated within a popular and sought after pocket of Catsfield; Close to the village offering an array of local attractions and amenities. Catsfield is only a short distance to Battle and Bexhill, both of which offer an excellent range of independent shops and amenities serving the local residents, Battle Abbey and the superb De La Warr Pavilion in Bexhill regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, excellent Doctors surgery & dentists, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

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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At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





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- Three Bedroom Mid-Terrace Cottage For Sale
 - Semi-Rural Catsfield Location
 - Front & Rear Gardens
 - Modern Fitted Shaker-Style Kitchen
 - Three Well Proportioned Bedrooms
 - Modern Fitted Bathroom
- Pleasant Farmland Views
- Immaculate Condition Throughout
- Double Glazing & Electric Heating
 - Sold With No Onward Chain
- Viewing Highly Recommended