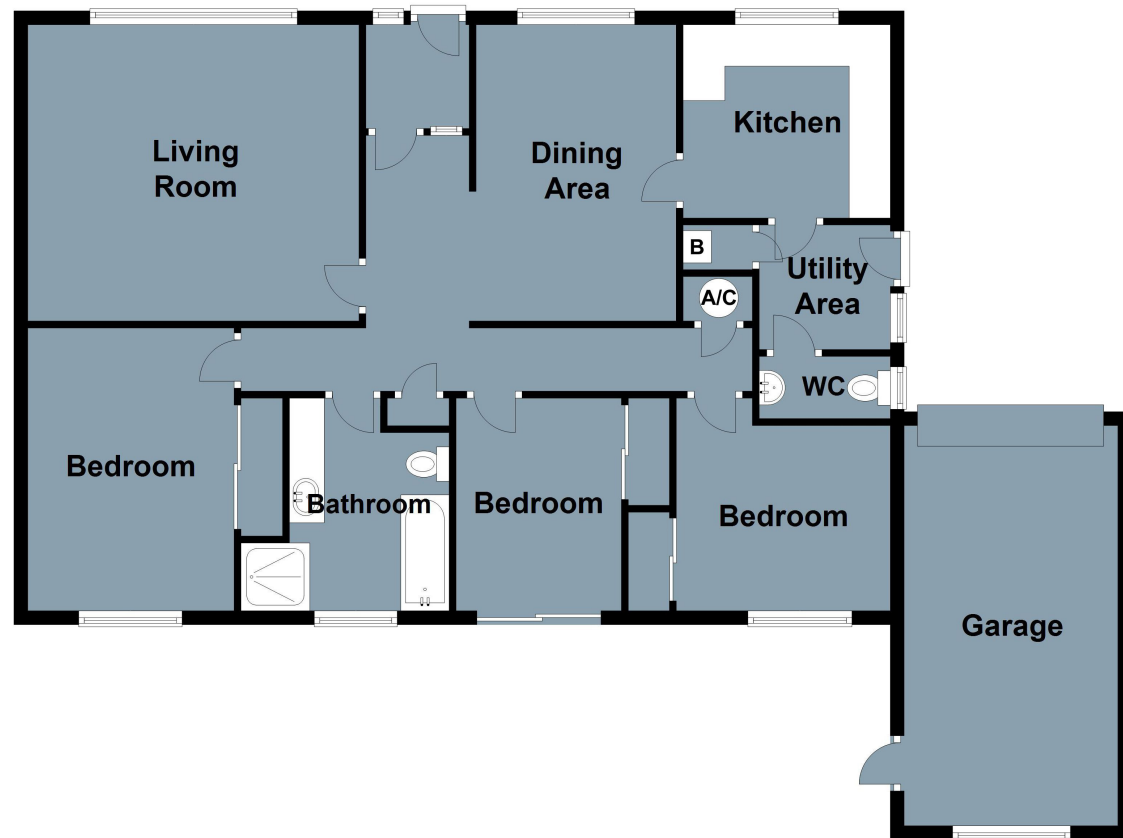


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Ground Floor

Approx. 124.4 sq. metres (1338.5 sq. feet)



Total area: approx. 124.4 sq. metres (1338.5 sq. feet)
 For illustration purposes only - not to scale



75a Asten Fields, Battle, East Sussex TN33 0HR

£450,000 freehold

An immaculately presented and spacious three bedroom detached bungalow with beautiful gardens and a garage all within level walking distance from Battle High Street and Claverham College.

Detached Bungalow
 Cul-de-sac Location

2 Reception Rooms
 Off Road Parking

3 Bedrooms
 Garage

Well Presented Garden
 Close to Amenities

Description

Occupying a slightly elevated plot in a quiet cul-de-sac this detached three bedroom bungalow is presented in very good order. There is a spacious dining hall, separate living room and well appointed kitchen and a rear hallway gives access to two bedrooms and the bathroom. The third bedroom is currently used as a study/garden room and enjoys French doors leading to the rear. The gardens are a real feature of the property being well stocked and beautifully maintained. There is ample off road parking and a garage.

The High Street has a comprehensive range of amenities, independent shops, bars and restaurants. There is also a mainline station with regular services to London Charing Cross and to the coast. Claverham College and Battle Abbey school are just a short walk away.

Directions

From our office in Battle High Street proceed in a northerly direction taking the second exit at the roundabout into North Trade Road. Proceed along turning left after the recreation ground in to Asten Fields and continue round the bend where the property will be found on the right hand side.

What3Words: ///clouding.poems.boomers

THE ACCOMMODATION COMPRISES

Entrance Porch with coats hanging area, radiator and glass panelled door to

DINING HALL

14' 1" x 14' 0" (4.29m x 4.27m) with window to front, tv point and door to kitchen and opening to



REAR HALL

with shelved storage cupboard, separate airing cupboard and loft access.

KITCHEN

9' 11" x 9' 0" (3.02m x 2.74m) with window to front and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with granite effect working surfaces incorporating a 1 1/2 bowl stainless steel sink with mixer tap, tiled splashback, integrated electric 4 ring hob and oven with extractor over. Space for fridge. Glass panelled door to

UTILITY ROOM

6' 4" x 5' 10" (1.93m x 1.78m) with window and door to side giving access to the driveway, wall mounted Worcester boiler, space for washing machine and door to

WC

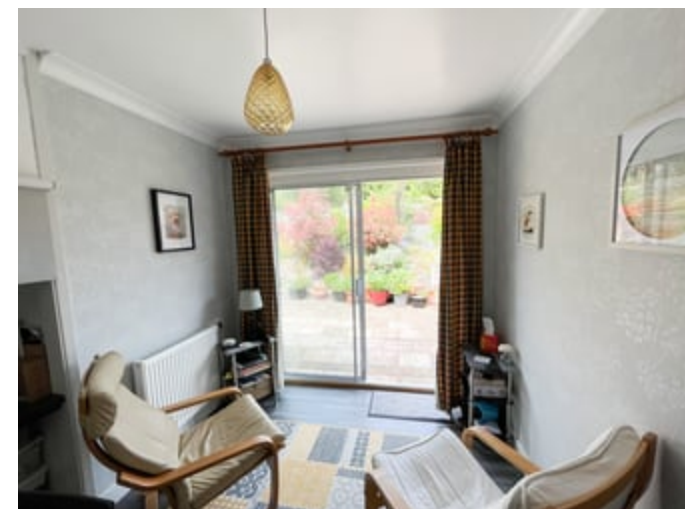
with window to side and fitted with a wash hand basin and wc, tiled walls and laminate flooring.

LIVING ROOM

15' 7" x 14' 0" (4.75m x 4.27m) with large window to front taking in views, centered around an electric fire on a brick fireplace with wooden mantel and tiled hearth, tv and telephone points.

STUDY/BEDROOM 3

10' 0" x 8' 0" (3.05m x 2.44m) with French doors leading to the rear garden, shelved recess with cupboards under, radiator, laminate flooring.



BEDROOM 1

13' 5" x 9' 11" (4.09m x 3.02m) with window to rear, fitted double wardrobe, tv point.

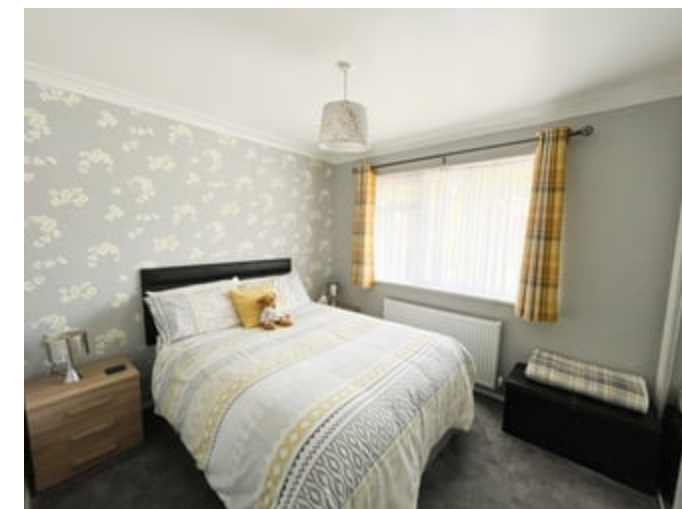


FAMILY BATHROOM

10' 1" x 7' 3" (3.07m x 2.21m) with window to rear, laminated flooring and fitted with a panelled bath, wc, vanity sink unit, shower unit.

BEDROOM 2

10' 0" x 10' 1" (3.05m x 3.07m) with window to rear, built in double wardrobe.



OUTSIDE

To the front is a generous front garden with an area of lawn with mature well stocked borders, brick wall and a crazy paved driveway providing ample parking and access to the garage. A gated access to either side of the property leads to the rear garden which is beautifully landscaped and divided into two sections. There is a large area of paved patio with a good level of privacy. A retaining wall and steps lead to an area of lawn and with well stocked borders and a feature pond. There is greenhouse, raised beds and a summerhouse.



GARAGE

19' 6" x 10' 2" (5.94m x 3.10m) with electric up and over door, housing the meters, power and light, window to rear and courtesy door to the rear garden.

COUNCIL TAX

Rother District Council
Band D - £2379.95 (2023/24)

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.