

Campbell's Estate Agents  
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47 Hastings Road, Battle, East Sussex TN33 0TF

**£635,000 freehold**

An attractive semi-detached four bedroom family home that has been extended and altered to provide generous accommodation with larger than average gardens that give direct access to Battle Great Woods, extensive parking and planning permission to create a self contained one bedroom annex Ref. RR/2023/803/P.

Semi-Detached House

3-4 Bedrooms

Planning Permission for Annex

Established Gardens

Backing onto Battle Great Woods

Close to Town and Station

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## Description

Conveniently situated close to the town centre and mainline station this impressive semi-detached 1930's house has enjoyed a fabulous family room extension that enjoys a roof lantern and bi-fold doors that open out onto the gardens. At the heart of the house is a stylish kitchen/breakfast room that opens into a dining room as well as a separate sitting room. Being ideal for family living, the ground floor accommodation also offers a study and shower room that could be used as a ground floor bedroom. There is also a planning permission in place to construct a completely self contained one bedroom annex. The first floor offers three/four bedrooms, three doubles as well as a nursery room and a luxurious bathroom. With double glazing and gas central heating the property benefits from all modern refinements and outside, has extensive parking to the front, a single garage and to the rear larger than average gardens that provide formal gardens and a fruit tree orchard with raised kitchen planters. The property also benefits from direct access into Battle Great Woods. Viewing is highly recommended.

## Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings along Hastings Road. Proceed past Starrs Mead and along the straight road turning left into Starrs Mead Lane where the property will be found immediately on the right hand side indicated by our For Sale board.  
What3Words:///static.attending.books

## THE ACCOMMODATION

with approximate room dimensions is approached via a COVERED PORCH with outside light and door to

## RECEPTION HALL

17' 4" x 5' 7" (5.28m x 1.70m) with stairs rising to first floor landing and inner hallway leading to garden room and shower room.

## STUDY

8' 2" x 4' 9" (2.49m x 1.45m) with window to side.

## SITTING ROOM

13' 5" x 12' 0" (4.09m x 3.66m) a double aspect room with central painted fireplace with decorative mantel, cupboard and shelving to side.

## FAMILY ROOM

19' 10" x 15' 0" (6.05m x 4.57m) a dual aspect room with large roof lantern and bi-fold doors leading out to the patio and garden.

## SHOWER ROOM

6' 0" x 5' 0" (1.83m x 1.52m) with recessed lighting, fully tiled and fitted with a corner glazed shower with tiled enclosure, low level wc and pedestal wash hand basin with heated towel rail and recessed shelving above.

## KITCHEN/BREAKFAST ROOM

13' 8" x 11' 8" (4.17m x 3.56m) max, partially sub-divided with stable door and window looking out onto the gardens and fitted with a range of high gloss base and wall mounted kitchen cabinets incorporating cupboards and drawers with Bosch appliances including integrated fridge, bin store and dishwasher. Double oven. There is a large area of quartz working surface incorporating a 5 burner gas hob with extractor above and a 1 1/2 bowl stainless steel sink with an etched drainer. The working surface incorporates a breakfast bar and the kitchen opens through to

## DINING ROOM

12' 10" x 11' 9" (3.91m x 3.58m) with window to front, painted brick fireplace, additional kitchen cabinets with wine cooler.



## UTILITY ROOM

5' 8" x 5' 0" (1.73m x 1.52m) with obscured window to rear and fitted with a wall mounted gas fired boiler with space and plumbing for appliances.

## FIRST FLOOR LANDING

with loft access and window to side.

## MASTER BEDROOM

15' 2" x 11' 9" (4.62m x 3.58m) max with window taking in views of the front, coved ceiling, two large double wardrobe cupboards with hanging and shelving.



## BEDROOM

14' 1" x 8' 11" (4.29m x 2.72m) max with bay window to front, window to side and fitted with a double wardrobe and chest of drawers.

## BEDROOM

11' 2" x 8' 8" (3.40m x 2.64m) max having a dual aspect with windows taking in views of the garden.

## NURSERY ROOM

6' 0" x 5' 8" (1.83m x 1.73m) with windows taking in views of the garden.

## BATHROOM

8' 6" x 7' 4" (2.59m x 2.24m) with obscured window to rear, part tiled and fitted with a centre roll top bath with mixer tap, concealed cistern wc, vanity sink unit with light and mirror above, large corner glazed shower with heated towel rail to side.

## OUTSIDE

The property is approached over Starrs Green Lane which is a private lane where there is a right of way that turns immediately into a private driveway providing a large area of parking and turning for numerous cars with access to the garage. A pathway leads to the side and rear. To the rear is an expanse of Indian sandstone patio that looks out onto the rear garden. There is a large area of lawn enclosed by mature hedging and planted borders extending for some distance. A gate and fence divide an additional area of garden of a similar size that backs onto Battle Great Woods and boasts some established fruit trees, raised kitchen planters, timber shed and composting area.

## GARAGE

20' 0" x 11' 0" (6.10m x 3.35m) with sliding door, window to rear, power and light.



## COUNCIL TAX

Rother District Council  
Band D - £2,628.87

**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.