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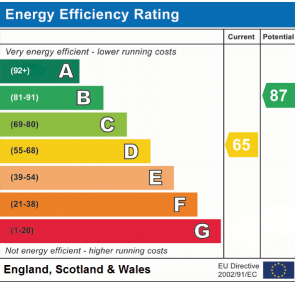
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Telham Mill Cottage, 125a Hastings Road, Battle TN33 0TN oieo £350,000 freehold

An individual semi-detached single storey period cottage with two reception rooms and two double bedrooms, recently re-decorated and carpeted the property has a newly fitted kitchen and shower room, double glazing and gas central heating. Ideal first home or retirement

Semi-Detached Bungalow	2 Reception Rooms	2 Double Bedrooms	Newly Decorated
Convenient Location	Chain Free		



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## Description

Tucked away off the Hastings Road yet within easy reach of the mainline station and historic High Street, this attractive semi-detached single storey period property has recently been improved and upgraded and benefits from double glazing and gas central heating throughout. The deceptively spacious property enjoys two reception rooms, both with fireplaces (currently not in use), two double bedrooms that are newly carpeted and good ceiling heights. One half of the property gets the sun from the east in the morning and the other half enjoys the sunset in the afternoon. The kitchen is fitted with a range of shaker style units and the shower room offers a large shower enclosure and white suite. Approached over a right of way, vehicular access leads to a single parking space in front of the property with a flowerbed, whilst to the rear is a courtyard garden. Ideal for dog walking in the Great Woods. Bus stop very close by.

## Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings along Hastings Road and the rear of the property is located on the left hand side to the rear of 125 where there is a right of way access.

**NOTE: We would recommend viewers turn into the track just before 125 Hastings Road, between the two white bollards and park in the small layby and walk along.**

What3Words:///asset.childcare.directly

## THE ACCOMMODATION COMPRISES

A multi pane glazed door leading to

## DINING ROOM

12' 0" x 12' 0" (3.66m x 3.66m) with window to front, central cast iron fireplace with electric wood burner fire, not in use. Opening through to

## LIVING ROOM

12' 0" x 11' 10" (3.66m x 3.61m) with window to front, central brick fireplace with inset electric fire and painted mantelpiece.



## BEDROOM

12' 0" x 10' 0" (3.66m x 3.05m) with window to front.



## BEDROOM

12' 0" x 7' 2" (3.66m x 2.18m) with window to rear, loft access.

## KITCHEN

14' 8" x 5' 1" (4.47m x 1.55m) with window to rear and fitted with a range of kitchen cabinets providing cupboards and drawers with space and plumbing for appliances and two areas of working surface, one incorporating a stainless steel sink with mixer tap and drainer and the other with a four ring hob. A cupboard conceals the meters, there is a wall mounted gas fire boiler and a fitted oven.

## SHOWER ROOM

9' 1" x 5' 2" (2.77m x 1.57m) with obscured windows and fitted with a large shower cubicle, pedestal wash hand basin, low level wc.



## REAR PORCH

5' 7" x 2' 10" (1.70m x 0.86m) of double glazed construction with doors to either side leading to courtyard.

## OUTSIDE

The property benefits from a right of way that leads to a single concrete parking space. The property owns the flowerbed in front of the property. A right of way leads round to the rear and provides access to the courtyard garden which is fence enclosed, predominantly paved with a pergola and outside tap.



## COUNCIL TAX

Rother District Council  
Band C - £2,336.76

## AGENTS NOTE

The property benefits from a right of way over the concrete driveway and maintenance is shared between the four properties.

**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.