

Campbell's Estate Agents
 74 High Street, Battle, East Sussex TN33 0AG
 tel: 01424 774774
 email: info@campbellsproperty.co.uk

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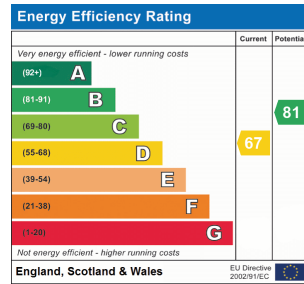
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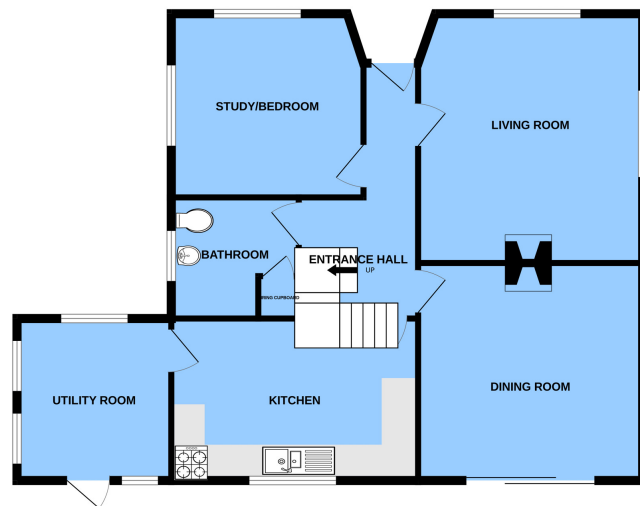
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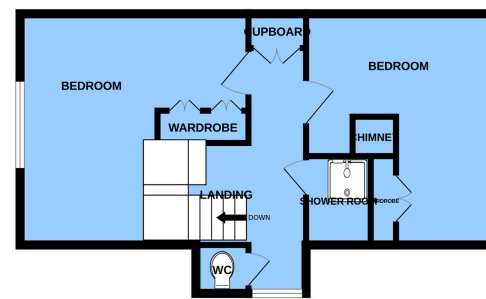
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GROUND FLOOR



1ST FLOOR



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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Orissa, The Green, Catsfield, East Sussex TN33 9DJ

£565,000 freehold

Centrally located in the heart of the village and with the benefit of vehicular access to both the front and rear is this spacious detached chalet style property with enclosed garden, ample parking and large detached single garage.

- Detached Chalet Property
- Off-Road Parking and Garage
- 3 Bedrooms
- Front and Rear Gardens
- 2 Reception Rooms
- Useful Sheds and Summerhouse
- Central Village Location

Description

Set in the centre of Catsfield within a short walk of the primary school and village shop is this spacious detached chalet style property that sits in the centre of established gardens with vehicular access to the front and a separate driveway to the rear that provides additional parking and access to a large timber garage.

Inside the accommodation is arranged around a large reception hall and the kitchen looks out onto the rear garden and has a serving hatch through to the dining room. Both the dining room and living room share a central wood-burning stove. There is a ground floor bedroom and bathroom whilst to the first floor are two additional bedrooms and a shower room.

Outside the property sits in the centre of the plot with vehicular access to both the front and rear with a variety of useful sheds and summerhouse. There is also a large detached garage/workshop.

Directions

From Battle travel south along the High Street, continue down Lower Lake to the mini roundabout and turn right into Powdermill Lane. At the end of the lane turn left into Catsfield village where the property will be found on the left hand side just before the zebra crossing.

What3Words: ///unguarded.consented.declines

COVERED PORCH

With outside light and panelled door through to

RECEPTION HALL

16' 9" x 4' 0" (5.11m x 1.22m) With stairs rising to first floor landing, laminate flooring.

LIVING ROOM

16' 6" x 14' 5" (5.03m x 4.39m) A double aspect room with central wood burning stove on a tiled hearth with laminate flooring throughout.

DINING ROOM

14' 5" x 12' 8" (4.39m x 3.86m) Sliding doors to patio and garden, central wood burning stove on tiled hearth, laminate flooring throughout, serving hatch to kitchen.

KITCHEN

15' 9" x 9' 6" (4.80m x 2.90m) With picture window taking in views to the rear. There is a fitted range of base

and wall mounted units incorporating cupboards and drawers with spaces and plumbing for appliances, large area of working surface with one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan above the cookers. The kitchen provides ample space for a breakfast table and has a stable door leading through to the

UTILITY ROOM

10' 5" x 9' 7" (3.17m x 2.92m) A double aspect room with glazed door to rear, tiled floor, fitted double stainless steel sink unit with cupboards above and space and plumbing for washing machine to side, floor mounted oil fired boiler.

BEDROOM

12' 2" x 11' 8" (3.71m x 3.56m) A double aspect room.

BATHROOM

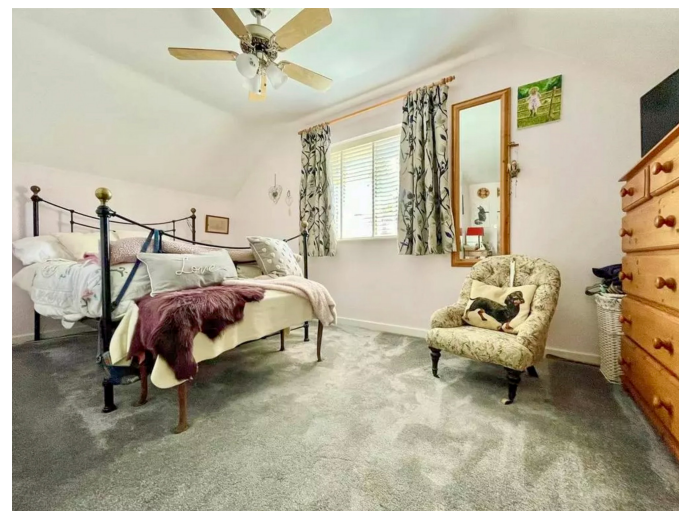
7' 10" x 7' 5" (2.39m x 2.26m) With obscured window to side, overhead storage, fitted with a panelled bath with mixer tap and shower over, wash hand basin, close coupled WC, airing cupboard with slatted shelves.

FIRST FLOOR LANDING

Stairs from reception hall, window to rear, fitted cupboard with hanging and shelving.

L-SHAPED BEDROOM

14' 9" x 6' 6" (4.50m x 1.98m) plus 8' 2" x 8' 0" (2.49m x 2.44m) window to side.



L-SHAPED BEDROOM TWO

9' 6" x 12' 4" (2.90m x 3.76m) plus 6' 0" x 4' 10" (1.83m x 1.47m) With window to side, double cupboard with hanging rail and shelving.

SHOWER ROOM

Fitted with a corner shower, heated towel rail, sink unit that incorporates a concealed cistern WC.

OUTSIDE

The property is approached through double gates to an area of parking and turning. In addition there is a driveway located to the rear that leads to the garage. The front garden has been sectioned off with fencing and provides an area of lawn with detached summerhouse that extends to the side. To the other side of the property is an area of decking and patio with timber shed and further summerhouse as well as access to the oil tank. Across the rear of the property is a large area of paved patio with steps down to a gravel garden with access to the garage and a greenhouse. In addition is a lower section of lawn with further patio, the whole being fence enclosed. The rear vehicular access leads to the garage and provides additional parking.



GARAGE

24' 0" x 10' 9" (7.32m x 3.28m) Of timber construction with power and light, window to rear and separate door to side.

COUNCIL TAX

Rother District Council
Band E - £2835.67

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.