

GROUND 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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93b Plot 2, High Street, Battle, East Sussex TN33 0AQ

£775,000 freehold

A rare opportunity to purchase a brand new four bedroom detached bungalow in a tucked away location moments from the High Street with off-road parking and an enclosed area of garden with raised decking that enjoys country views.

Brand New Home
 Energy Efficient

Detached Bungalow
 10 Year Warranty

4 Bedrooms
 Close to High Street

2 Bathrooms
 Parking

Description

This highly efficient brand new detached four bedroom bungalow is nearing completion and viewing is highly recommended to appreciate the tucked away location just off the historic High Street and within a short walk of the mainline station. Presenting brick elevations below a tiled roof the property benefits from all the latest refinements to include Air-source under floor heating, double glazing and high levels of insulation. At the heart of the property is a fully fitted kitchen with a full compliment of integrated appliances that opens into the living/dining room with bi-fold doors leading to a railing enclosed composite deck with attractive rural views. The four bedrooms are all doubles and there is a family bathroom and en-suite to the main bedroom. A large loft space is also thought to offer potential. The property is nearing completion with new floor coverings and with a 10 year Protek warranty.

NOTE: Some of the images have been enhanced for marketing purposes.

Directions

From our office in Battle High Street proceed on foot in a southerly direction and the entrance to the development will be found on the left hand side next to No 93.

What3Words:///universal.teacher.fuels

THE ACCOMMODATION COMPRISES

A double glazed door through to

RECEPTION HALL

L shaped with access to loft space with pull down loft ladder, large double cupboard housing the water tank and underfloor heating manifold.

KITCHEN/LIVING ROOM

20' 5" x 19' 7" (6.22m x 5.97m) plus 10' 8" x 6' 9" (3.25m x 2.06m) a double aspect room with bi-fold doors opening onto railing enclosed decking. The kitchen is fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, washing machine, fridge, freezer, wine cooler and fitted double oven. There is a large area of quartz working surface incorporating a breakfast bar, a single bowl sink with etched drainer, a Quooker hot water tap and a 4 ring hob with extractor over. The kitchen opens into the living/dining area.



BEDROOM

15' 2" x 11' 0" (4.62m x 3.35m) with window to front.

EN-SUITE

10' 0" x 4' 0" (3.05m x 1.22m) with obscured window to side, tiled floor, part tiled walls and fitted with a large tiled shower enclosure with sliding glazed door, heated towel rail, vanity sink unit with mirror above and concealed cistern wc.

FAMILY BATHROOM

9' 7" x 5' 2" (2.92m x 1.57m) with obscured window to front, tiled floor, part tiled walls and fitted with a panelled bath with shower and shower screen, vanity sink unit with mixer tap, concealed cistern wc.



BEDROOM

10' 8" x 9' 4" (3.25m x 2.84m) with window to front, large double cupboard with hanging rail.

BEDROOM

13' 5" x 10' 8" (4.09m x 3.25m) with window taking in views of the garden.

BEDROOM

10' 8" x 9' 4" (3.25m x 2.84m) with window taking in views of the garden.

OUTSIDE

The property is approached over a private driveway that leads to an area of parking with steps leading down to the front of the property. To the side a pathway leads to the rear where there is a fence enclosed area of garden laid to lawn with a large raised deck.



COUNCIL TAX

Rother District Council
TBC

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.