

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

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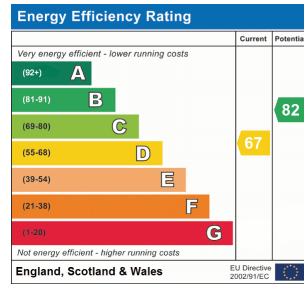
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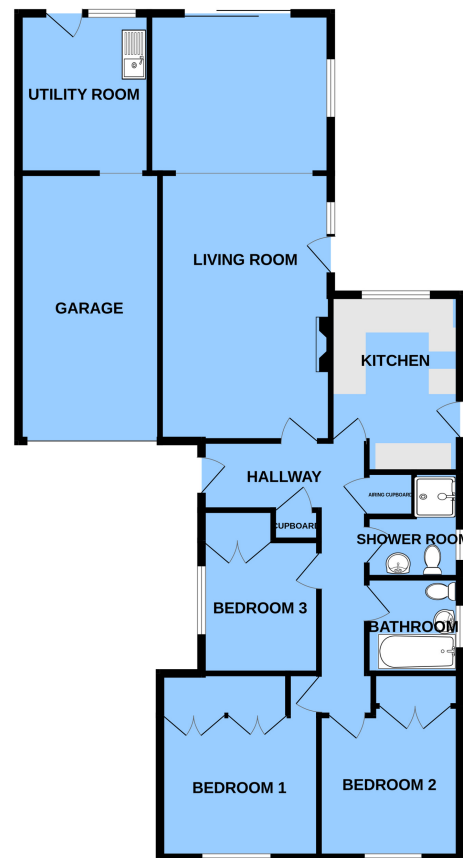
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GROUND FLOOR



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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35 Norman Close, Battle, East Sussex TN33 0BD

£465,000 freehold

A substantial and well presented detached bungalow with three double bedrooms set in a popular quiet cul-de-sac within walking distance of Battle station, schools and the high street.

Link Detached Bungalow
 Popular Cul-de-sac

3 Double Bedrooms
 Vacant Possession

Established Gardens

Garage and Parking



Description

Situated in a popular cul-de-sac close to Battle town centre, this surprisingly spacious link detached bungalow has recently been redecorated and re-carpeted throughout. On entering the property one is immediately welcomed by the spacious entrance hall which leads into a very generously proportioned reception room which measures 29' in length in total. This delightful double aspect room backs onto the garden and is centred around a feature fireplace. The kitchen is fitted with Shaker style units and the three double bedrooms all have built in wardrobes and are served by a bathroom and separate shower room. The property offers ample accommodation for a growing family. Outside the property enjoys a large front garden with ample off road parking and space to create more, a garage with an electric up and over door, to the rear of which there is a utility room. The rear garden offers a surprising amount of privacy and is well stocked. A particular merit of the property is the location, Norman Close is a popular cul-de-sac close to Battle town centre, the mainline station with regular services to London Charing Cross is just a few minutes walk away and the wide range of schools both private and public are also within walking distance. Battle is generally very well served for day to day amenities having many shops, pubs, restaurants, recreational facilities and sites of historical interest. The property is offered to the market with vacant possession and viewings is highly recommended.

Directions

From our office in Battle High Street proceed in a southerly direction taking the first exit at the mini-roundabout into Marley Lane. Proceed along and just before the level crossing turn left into Norman Close bearing round to the right where the property will be found shortly along on the right hand side.

What3Words:///swimmer.sunblock.importers

THE ACCOMMODATION COMPRISES

A partially glazed door to

ENTRANCE HALL

11' 10" x 4' 5" (3.61m x 1.35m) with large cupboard with hanging and shelving housing the fuseboard, and an airing cupboard with shelves.

KITCHEN

12' 4" x 9' 4" (3.76m x 2.84m) with window to rear and door to side and fitted with a range of base and wall mounted shaker style kitchen cabinets incorporating cupboards and drawers with a granite effect working surface incorporating a stainless steel sink with mixer tap and drainer, integrated fridge and space for slimline dishwasher and 4 ring hob with extractor above. Serving hatch to dining room.

LIVING/DINING ROOM

29' 9" (9.07m) total length, divided into two separate areas.

LIVING ROOM 19' 8" x 12' 0" (5.99m x 3.66m) centred around a gas fireplace with door leading out to the rear patio, wall mounted light fittings, tv point and archway to

DINING ROOM 12' 11" x 8' 10" (3.94m x 2.69m) having a double aspect with window to side and sliding doors to the rear, storage heater.



BEDROOM 1

11' 0" x 11' 0" (3.35m x 3.35m) with window to front and two built in double wardrobes.

BEDROOM 2

10' 7" x 10' 2" (3.23m x 3.10m) with window to side, built in double wardrobes.

BEDROOM 3

9' 10" x 8' 6" (3.00m x 2.59m) with window to side, built in double wardrobe.

BATHROOM

7' 3" x 5' 5" (2.21m x 1.65m) with window to side, tiled walls and fitted with a wc, vanity sink unit, bath and radiator.



SHOWER ROOM

7' 4" x 5' 6" (2.24m x 1.68m) with window to side and fitted with a wash hand basin, wc, shower cubicle with electric shower fitting, radiator.

OUTSIDE

To the front of the property there is an area of established garden and a tarmac driveway leading down to the garage. To the other side a gated access leads to the rear garden which is of a good size and offers a good level of privacy being fence enclosed with established borders planted with mature shrubs, bushes and trees. There is also a SHED.



GARAGE

18' 5" x 8' 1" (5.61m x 2.46m) with remotely operated up and over door, gas meters, power and light. Door to

UTILITY ROOM

8' 11" x 6' 6" (2.72m x 1.98m) with window and door to rear, base unit incorporating a sink, space for washing machine, tumble dryer and American style fridge/freezer.

COUNCIL TAX

Rother District Council
Band E - £2908.83 (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.