

Campbell's Estate Agents  
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**Maycroft | 25 Hastings Road, Battle, East Sussex TN33 0TN    £350,000 freehold**

Located close to the historic High Street and mainline railway station is this charming detached two bedroom bungalow with off-road parking, garage and pretty courtyard garden set close to woodland walks.

Detached Bungalow

2 Bedrooms

Character and Charm

Access to Battle Great Woods



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## Description

Tucked away in a desirable location on the edge of Battle, this delightful detached bungalow offers light and airy accommodation, perfect for those seeking a low-maintenance and easy-to-manage home. The property features an inviting L-shaped sitting and dining room with dual-aspect windows that fill the space with natural light, creating a bright and welcoming atmosphere. The country cottage-style kitchen adds character and charm along with a well-proportioned bathroom and two bedrooms. Outside, the bungalow benefits from off-street parking for two cars, a single garage, and a pretty, compact courtyard garden with an additional area suitable for a greenhouse or potting shed. A particular feature of this property is its direct access onto a neighbouring lane, leading to Battle Great Woods—perfect for dog walks, cycling, or simply enjoying the peaceful surroundings. An ideal choice for those seeking a charming, easy-living home with countryside walks right on the doorstep.

## Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings along Hastings Road and the property will be found on the left hand side. What3Words:///advances.soups.nagging

## THE ACCOMMODATION

With approximate room dimensions, is approached with gated access from the driveway leading through a delightful walled courtyard garden.

## ENTRANCE PORCH

3' 10" x 5' 9" (1.17m x 1.75m) double glazed porch with tiled floor and wall lighting, wooden and glazed door leading to

## ENTRANCE HALL

9' 2" x 16' 1" (2.79m x 4.90m) max L-shaped with loft access, ceiling lighting, radiator, thermostatic controls for central heating, built in storage cupboards.

## KITCHEN

12' 1" x 9' 10" (3.68m x 3.00m) Flooded with light via double glazed window with a delightful outlook over the front courtyard, fitted with range of cream cottage style wall and base mounted units with solid wooden work surface, Butler sink with mixer tap, built in breakfast area, integral oven with four ring gas hob and stainless steel extractor over, space for washing machine, dishwasher, American style fridge/freezer, attractive tiled walls and floor, ceiling lighting, cupboard housing wall mounted gas fired boiler.

## SITTING/DINING ROOM

16' 6" x 22' 1" (5.03m x 6.73m) max reducing to 8' 8" x 11' 7" (2.64m x 3.53m) L-shaped, enjoying a double aspect with double glazed windows to the front and side, combination of ceiling and wall mounted lighting, two radiators.



## BEDROOM ONE

9' 11" x 12' 5" (3.02m x 3.78m) Double glazed window overlooking courtyard, ceiling lighting, radiator.



## BEDROOM TWO

9' 11" x 9' 3" (3.02m x 2.82m) With double glazed windows to side aspect, ceiling lighting, radiator.



## BATHROOM

8' 8" x 5' 9" (2.64m x 1.75m) Fitted with a low level wc, pedestal wash basin with mixer tap, deep panelled bath with concealed mixer tap and overhead shower with fixed glass screen, tiled floor, under floor heating, part tiled walls, chrome heated towel rail, double glazed windows to side aspect, ceiling lighting, extractor fan.

## OUTSIDE

The easily managed garden wraps around the property with a hedgerow enclosed front garden planted with mature shrubs. A pathway leads around the back where there is space for a green house and gated access onto the neighbouring lane. To the front there is a privately enclosed courtyard with gated access and exterior lighting.



## GARAGE

8' 6" x 17' 8" (2.59m x 5.38m) Up-and-over door, power and lighting.

## Note

There is a shared driveway owned by Maycroft but over which the neighbours at 125a, 127 and 129 have a Right of Way over.

**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.