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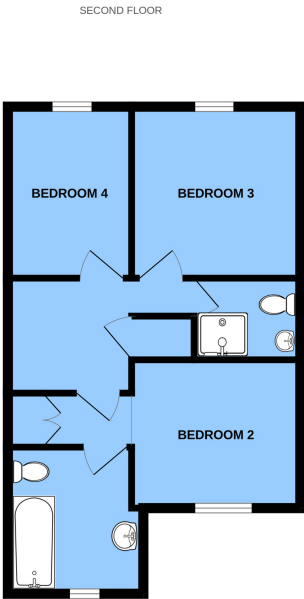
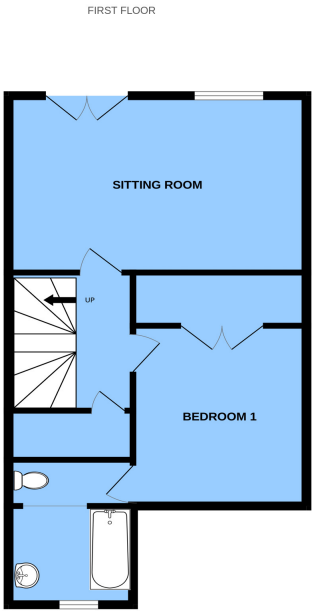
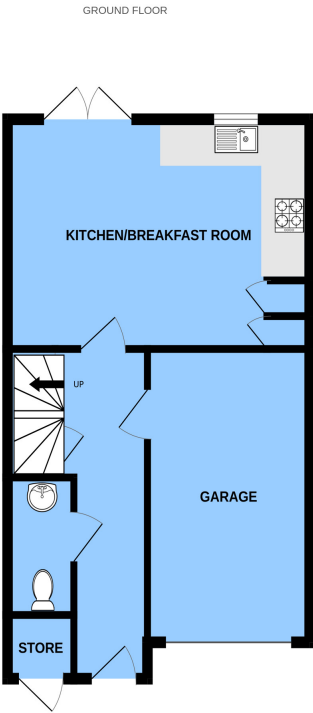
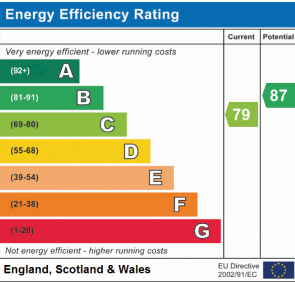
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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23 Sunny Rise, Battle, East Sussex TN33 0GF

£525,000 freehold

A conveniently situated three storey town house which enjoys generous accommodation with an integral garage and large courtyard garden located within a short walk of Claverham Community College and close to Battle Town Centre and mainline station.

Terraced Town House
Integral Garage

4 Double Bedrooms
Close to Claverham
School

Courtyard Garden
3 Stories

Juliet Balcony
Gas Central Heating

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Description

This impressive three storey town house was constructed in 2011 and enjoys well planned accommodation arranged around a large reception hall. The kitchen/breakfast room is fully fitted and offers ample room for a breakfast table, whilst to the first floor the main living room looks out over the courtyard garden with a Juliet balcony. Providing four double bedrooms over the first and second floor, the main has an en-suite and there is also a separate family bathroom. The integral garage is fully painted with power and light and there is additional parking to the front and an enclosed courtyard garden to the rear. The whole is conveniently situated in a small development which is within a short walk of Claverham Community College and close to the historic High Street and mainline station.

Directions

Travelling north along the High Street continue over the roundabout onto North Trade Road. Pass Claverham Community College on your left and Sunny Rise will be found shortly on the right hand side.
What3Words: ///latched.liberated.issued

THE ACCOMMODATION

With approximate dimensions, comprises

COVERED PORCH

Large storage cupboard, panelled and glazed door through to

RECEPTION HALL

19' 0" x 3' 10" (5.79m x 1.17m) Stairs rising to first floor landing, under stairs storage cupboard, door to integral garage.

WC

6' 3" x 3' 5" (1.91m x 1.04m) Fully tiled and fitted with a white low level WC and vanity sink unit with mirror above.

KITCHEN

17' 8" x 13' 3" (5.38m x 4.04m) Window and double doors to courtyard garden, tiled flooring, recessed lighting and fitted with a comprehensive range of base and wall mounted units providing cupboards and drawers with integrated fridge/freezer, dishwasher and washing machine, fitted oven and microwave, fitted area of composite working surface incorporating a four ring ceramic hob with extractor fan above, single bowl sink with mixer tap. The kitchen provides ample space for a breakfast table.

FIRST FLOOR LANDING

Stairs rising to second floor, storage cupboard 7' 0" x 3' 4" (2.13m x 1.02m)

BEDROOM

12' 2" x 10' 4" (3.71m x 3.15m) With window to front, large walk-in wardrobe 10' 5" x 4' 0" (3.17m x 1.22m) with recessed lighting.

BATHROOM

9' 6" x 7' 0" (2.90m x 2.13m) With obscured window to front, tiled floor, part tiled walls, fitted with a large glazed shower enclosure, low level wc, pedestal wash hand basin with heated towel rail to side.

LIVING ROOM

17' 8" x 13' 3" (5.38m x 4.04m) With window and double doors to Juliet balcony, laminate flooring.

SECOND FLOOR LANDING

With large storage cupboard

BEDROOM



10' 4" x 10' 3" (3.15m x 3.12m) With window to front, laminate flooring, recess 5' 3" x 3' 3" (1.60m x 0.99m) with double wardrobe.

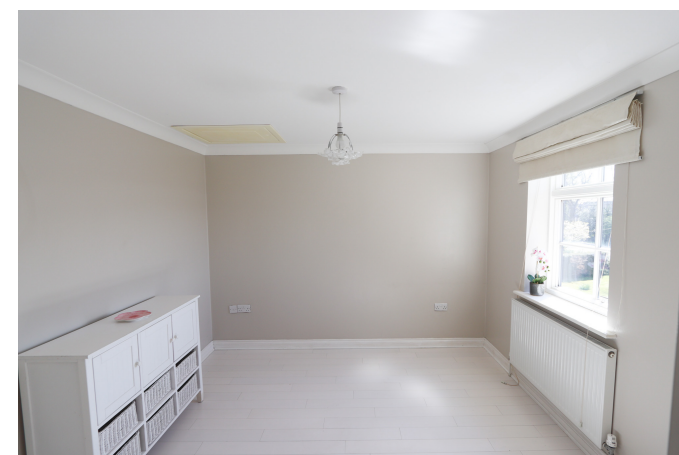
BATHROOM

9' 6" x 7' 8" (2.90m x 2.34m) obscured window to front, tiled floor, part tiled walls and fitted with a panelled bath with shower and shower screen, pedestal wash hand basin with mirror above and heated towel rail, low level wc.

BEDROOM

13' 3" x 7' 6" (4.04m x 2.29m) Window to rear.

BEDROOM



13' 3" x 9' 8" (4.04m x 2.95m) Window to rear.

SHOWER ROOM

6' 4" x 6' 0" (1.93m x 1.83m) Part tiled and fitted with a low level wc, pedestal wash hand basin with mirror above and heated towel rail to side, glazed shower enclosure.

GARAGE

16' 3" x 8' 9" (4.95m x 2.67m) With up-and-over door, power and light.

OUTSIDE



To the rear the property has an attractive fence enclosed courtyard garden with porcelain tiling and planted borders, parking to the rear. To the front of the property is block paved parking with additional resident's parking.

ANNUAL SERVICE CHARGE

£380

COUNCIL TAX

Rother District Council
Band E - £3,213.06

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.