



Elmsleigh Whatlington Road, BATTLE. TN33 0JN.

£450,000 freehold

A particularly well situated detached three bedroom bungalow fronting Whatlington Road and convenient for Battle Town Centre with a good sized area of enclosed garden, off-road parking and garage, all in need of general improvement.

Description

This conveniently situated detached three bedroom bungalow is in need of general upgrading but does benefit from gas central heating, double glazing with a recently replaced fuse board. The accommodation is arranged around a large hallway with a good sized main living room, original kitchen and bathroom. There are three bedrooms with built in cupboards, an attached garage and established gardens that wrap around the property with off-road parking and single garage. All in need of general modernisation, the property offers excellent scope to be improved and upgraded to suit individual requirements and viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a northerly direction turning right into Mount Street and proceed along and over Caldbec Hill. Proceed along passing the Virgins Lane turning and the property will be found a short distance along on the left hand side.
What3Words: ///village.into.condition

COVERED PORCH

With outside light, panelled and glazed door to

ENTRANCE HALL

12' 7" x 6' 2" (3.84m x 1.88m) Airing cupboard with slatted shelves, separate broom cupboard and cupboard with hanging rail and shelving, loft access.

LIVING ROOM

21' 2" x 12' 0" (6.45m x 3.66m) A double aspect room.

KITCHEN

12' 2" x 7' 10" (3.71m x 2.39m) With window and glazed door to front, wall mounted gas fired boiler fitted with a range of base and wall mounted units, cupboards and drawers with spaces for appliances and stainless steel sink unit.

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BEDROOM

8' 9" x 9' 8" (2.67m x 2.95m) With window to rear.

BEDROOM

12' 4" x 11' 8" (3.76m x 3.56m) With window to front, double wardrobe with hanging and shelving.

BEDROOM

12' 4" x 10' 1" (3.76m x 3.07m) With window to rear, double wardrobe with hanging and shelving.

WC

With coloured low level wc and obscured window to rear.

BATHROOM

5' 6" x 5' 5" (1.68m x 1.65m) With obscured window to rear, coloured suite comprising panelled bath with shower enclosure and shower over, pedestal wash hand basin.

GARAGE

15' 5" x 9' 4" (4.70m x 2.84m) With power and light, fuseboard.

OUTSIDE

The property is approached over a concrete driveway that provides parking and access to the garage. A path wraps around the side and rear of the property. The rear garden is fence enclosed, laid to lawn with established borders and a raised kitchen planter.

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.