



Gate End Whatlington Road,  
BATTLE,  
East Sussex,  
TN33 0NA



# Gate End Whatlington Road

Situated on a favoured road close to the historic High Street and mainline station is this attractive detached 1930s period property that stands amidst large and established gardens amounting to approximately 0.774 acres, all presented to an exceptional standard with planning permission for a large kitchen extension with ample parking, a long driveway and detached garage.

## Features

DETACHED FAMILY HOME

3 BATHROOMS

DETACHED CAR BARN/TRACTOR  
STORE

4 BEDROOMS

LARGE AND ESTABLISHED GARDENS

OUTSKIRTS OF BATTLE



## Description

This attractive detached 1930s home occupies an enviable location set back from Whatlington Road and is within a short distance of the historic High Street and mainline station. The house presents attractive elevations below a recently replaced roof with oil central heating and double glazing throughout. The generous accommodation is laid out around a large hallway which provides access to three reception rooms, two with wood burning stoves and all enjoying a dual aspect. The kitchen has ample space for a breakfast table and to the first floor are four bedrooms, two with en-suites, the main with a dressing area as well as a separate bathroom. Presented in excellent decorative order, the property has the benefit of planning permission for a large kitchen extension. Set in a prime location on the outskirts of town amidst established gardens Circa 0.774 acres there is a long driveway and large double garage.

## Directions

From our office in Battle High Street proceed in a northerly direction turning right into Mount Street and continuing over Caldbec Hill and into Whatlington Road. Just after the Oakhurst Road turning turn left into a gravel driveway which gives access to the property.



## THE ACCOMMODATION

With approximate room dimensions, comprises

### COVERED PORCH

With panelled and glazed door to RECEPTION HALL 16' 7" x 9' 2" (5.05m x 2.79m) With stairs rising to half landing with large window, under stairs storage.

### DINING ROOM

16' 3" x 12' 0" (4.95m x 3.66m) A double aspect room with open fire, serving hatch to kitchen.

### KITCHEN

16' 5" x 8' 1" (5.00m x 2.46m) plus L-shaped 8' 7" x 4' 10" (2.62m x 1.47m) fitted with a range of custom made base and wall mounted cabinets incorporating cupboards and drawers with integrated dishwasher, space for a large oven Range with an extractor fan above, large area of granite working surface incorporating a one and a half bowl stainless steel sink with etched drainer and mixer tap, larder cupboard unit, corner cupboard, original working bell system, glazed door to rear porch.

### UTILITY CUPBOARD

4' 5" x 3' 6" (1.35m x 1.07m) With space and plumbing for washing machine, stable door to

### CONSERVATORY

11' 5" x 8' 6" (3.48m x 2.59m) Of timber construction, glazed door to outside.

### DRAWING ROOM

11' 10" x 12' 0" (3.61m x 3.66m) plus 7' 0" x 4' 0" (2.13m x 1.22m) A triple aspect with central marble fireplace with decorative mantle, inset wood burning stove, cupboards and shelving to side.

### BOOT ROOM

5' 9" x 4' 10" (1.75m x 1.47m) Panelled walls with extensive storage, cupboard with hanging and shelving.

### WC

Obscured window to side, part panelled with a corner wash hand basin with mixer tap and concealed cistern wc.

### STUDY

13' 0" x 9' 10" (3.96m x 3.00m) A dual aspect room with double doors to patio and garden.

### FIRST FLOOR LANDING





#### **BATHROOM**

9' 10" x 9' 0" (3.00m x 2.74m) Obscured windows to rear, tiled floor, part panelled walls and fitted with a traditional pedestal wash hand basin, low level wc, P-shaped bath with shower and shower screen, heated towel rail. Linen cupboard with slatted shelving.

#### **MASTER BEDROOM**

16' 4" x 12' 0" (4.98m x 3.66m) A dual aspect room with far reaching views. DRESSING ROOM 9' 1" x 8' 0" (2.77m x 2.44m) Large double wardrobe and separate fitted wardrobe cupboard with hanging rail and shelving. EN-SUITE 9' 0" x 3' 8" (2.74m x 1.12m) Fully tiled with large shower enclosure, vanity sink unit with heated mirror above, low level wc and heated towel rail.

#### **BEDROOM**

16' 5" x 13' 0" (5.00m x 3.96m) A double aspect room with views.

#### **EN-SUITE**

7' 4" x 2' 7" (2.24m x 0.79m) Fitted with a large shower enclosure with glazed door, vanity sink unit, low level wc.

#### **BEDROOM**

16' 5" x 12' 0" (5.00m x 3.66m) A double aspect room with large double wardrobe cupboard.

#### **BEDROOM**

9' 2" x 8' 7" (2.79m x 2.62m) Window to front, wooden flooring.

#### **OUTSIDE**

The property is approached over a gravel driveway that leads to the front where there is parking and extends to the side and rear. The front garden provides areas of lawn bordered by an established hedge with paved pathways flanked by areas of lawn with established borders. To one side is a patio garden interspersed with flower beds. To the rear the property enjoys a wide expanse of paved patio that opens out into a large area of lawn providing total privacy to one corner is a hedge enclosed kitchen garden area with a small orchard.

DOUBLE CAR BARN AND TRACTOR STORE 18' 1" x 9' 7" (5.51m x 2.92m)

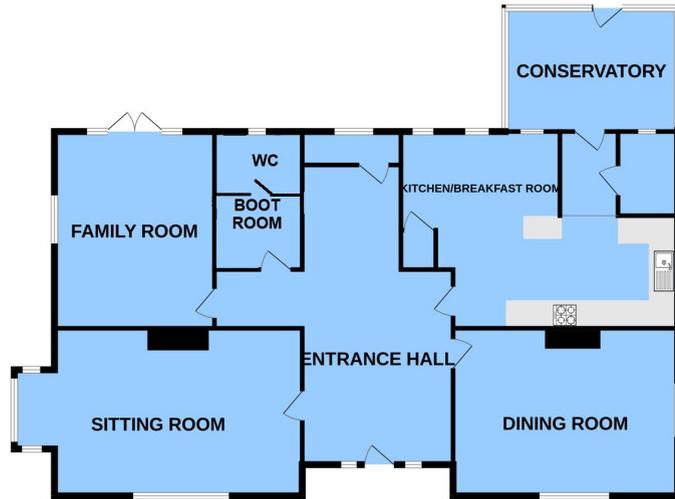
#### **COUNCIL TAX**

Rother District Council

Band G - £4,381.44 (2025/26)



GROUND FLOOR



1ST 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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