

Campbell's Estate Agents  
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# Campbell's

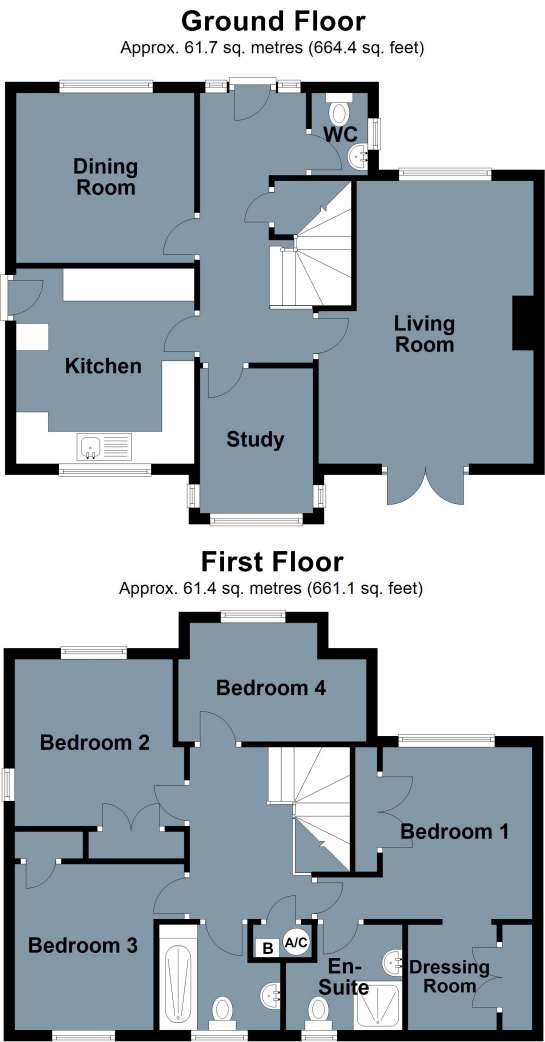
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Total area: approx. 123.1 sq. metres (1325.5 sq. feet)  
For illustration purposes only - not to scale



Summerhill, 3 Starrs Mead, Battle, East Sussex TN33 0UB **sale agreed £535,000 freehold**

Situated in a popular development this modern detached four bedroom house provides adaptable accommodation with three reception rooms and four bedrooms with off road parking and large double garage. Enjoying a lovely outlook the house is conveniently situated close to the historic high street and mainline station.

- |                      |                     |                            |                  |
|----------------------|---------------------|----------------------------|------------------|
| Detached Family Home | 3 Reception Rooms   | 4 Bedrooms 1 with En-Suite | Off Road Parking |
| Double Garage        | Elevated with Views | Convenient Location        |                  |



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## Description

A viewing of this well situated detached four bedroom family home is highly recommended to appreciate the location within this popular development. The house stands slightly elevated and enjoys attractive views over its established gardens and beyond onto open countryside, whilst to the front a driveway gives access to the large double garage. Inside the house has been well maintained with the benefit of gas central heating and double glazing. The accommodation is laid out around a large reception hall with three reception rooms, the main enjoying a double aspect with double doors leading out to the garden and a Realflame gas fire. The kitchen is fully fitted with a door to a side courtyard and to the first floor are four bedrooms, the main with a dressing room and en-suite shower room.

## Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings. Proceed up Battle Hill and round the bend taking the first turning on the left into Starrs Mead where the property will be found along on the left hand side.  
What3Words:///tastier.chilled.scripted

## THE ACCOMMODATION

with approximate room dimensions is approached via

## COVERED PORCH

with outside light and double glazed door to

## RECEPTION HALL

16' 0" x 6' 8" (4.88m x 2.03m) max with stairs rising to first floor landing incorporating an understairs cupboard.

## CLOAKROOM

with obscured window to side and fitted with a wash hand basin and low level wc.

## DINING ROOM

10' 8" x 10' 3" (3.25m x 3.12m) with window to front.



## KITCHEN

11' 9" x 10' 8" (3.58m x 3.25m) having a double aspect with door to outside, recessed lighting and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances including a space for an oven range with extractor above. The kitchen provides a large area of hardwood working surface incorporating a 1 1/2 bowl acrylic sink with mixer tap and drainer.

## STUDY

8' 9" x 6' 9" (2.67m x 2.06m) a triple aspect room with views of the garden.

## LIVING ROOM

17' 0" x 13' 0" (5.18m x 3.96m) a double aspect room with double doors opening onto the patio and garden with views beyond. Central limestone fireplace with real flame gas fire.

## FIRST FLOOR LANDING

with loft access, airing cupboard housing the tank and gas fired boiler.

## MASTER BEDROOM

11' 1" x 10' 5" (3.38m x 3.17m) incorporating a large double wardrobe with window to front and archway leading to



## DRESSING ROOM

6' 3" x 5' 4" (1.91m x 1.63m) with window taking in views to the rear and further large double wardrobe.

## EN-SUITE

7' 0" x 6' 2" (2.13m x 1.88m) with obscured window to rear, fully tiled and fitted with a vanity sink unit with mirror and light above, corner glazed shower enclosure, low level wc and heated towel rail.

## SHOWER ROOM

7' 2" x 6' 3" (2.18m x 1.91m) with obscured window to rear, tiled floor and walls and fitted with a large shower enclosure with sliding glazed door, vanity sink unit, low level wc and heated towel rail.

## BEDROOM

10' 5" x 10' 0" (3.17m x 3.05m) max with window taking in views to the rear, wardrobe.

## BEDROOM

10' 5" x 10' 1" (3.17m x 3.07m) a double aspect room with large wardrobe.

## BEDROOM

11' 3" x 7' 3" (3.43m x 2.21m) with window to front, fitted shelving.

## OUTSIDE

The property is approached over a tarmac drive that provides parking and access to the garage. The front garden provides areas of lawn, interspersed with established shrubs. Steps and a pathway lead to the front door and round to the side where there is a paved and gravel garden that is fence enclosed with access to the side of the garage and with a wisteria covered archway that leads to the rear garden. The rear garden has a raised patio that enjoys the setting sun with an additional paved patio and area of lawn that is fence enclosed with established borders boasting an array of plants, shrubs and specimen trees.



## GARAGE

## COUNCIL TAX

Rother District Council  
Band F - £3,797.26

**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.