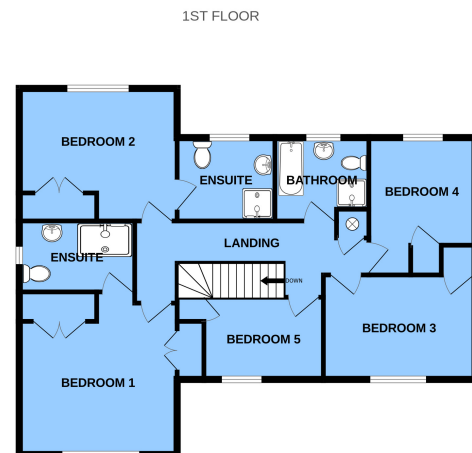
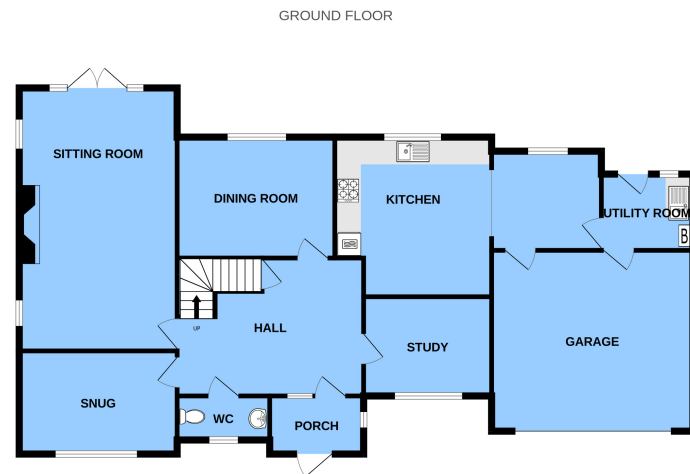


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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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4 Highgrove, Battle, East Sussex TN33 0EL

£850,000 freehold

A substantial five bedroom detached family property occupying a desired location in an exclusive gated development of just six properties within easy reach of Battle town centre and Claverham School.

Detached Family Home
 Integral Double Garage

Gated Development
 Gardens with views

3 Reception Rooms
 Popular Location

5 Bedrooms 2 with En-Suites
 Electric Car Charging Point

Description

Viewing is recommended to appreciate this substantial detached five bedroom family property located in an exclusive gated development of just six houses within easy reach of the town centre and Claverham School. The house is arranged over two floors and offers generous accommodation including four reception areas and a spacious kitchen/breakfast room with separate utility room. To the first floor are five bedrooms, two with en-suites, all with built-in wardrobes, as well as a family bathroom. Outside there is ample parking, a double integral garage, an electric car charging point and level lawned gardens.

Battle offers a wide range of local amenities including supermarkets, doctors, dentists, vets and a mainline station with regular services to London Charing Cross. The area is well served for schools, both primary and secondary, private and public and is close to a number of recreational facilities.

Directions

From our office in Battle High Street proceed in a northerly direction taking the second exit at the roundabout into North Trade Road. Proceed along passing the recreation ground and the entrance to the development will be found along on the right hand side after the Battle Gates turning. Proceed into the development and the property will be found on the right hand side.

What3Words:///searcher.cubed.hoaxes

THE ACCOMMODATION COMPRISES

RECEPTION HALL

14' 1" x 11' 6" (4.29m x 3.51m) with window to front, recessed lighting, double radiator and stairs leading to the first floor with understairs storage.

CLOAKROOM

with obscured window to front, recessed lighting and fitted with a low level wc, pedestal wash hand basin and double radiator.

SITTING ROOM

21' 10" x 12' 11" (6.65m x 3.94m) a double aspect room with windows to side and double doors opening onto the garden, recessed lighting, two radiators and a feature brick fireplace.

SNUG

12' 8" x 8' 1" (3.86m x 2.46m) with window to front, recessed lighting and radiator.

DINING ROOM

12' 4" x 10' 3" (3.76m x 3.12m) with window to rear, recessed lighting and radiator.

STUDY

11' 7" x 7' 11" (3.53m x 2.41m) with window to front, recessed lighting and radiator.

KITCHEN/BREAKFAST/FAMILY ROOM

24' 1" x 13' 9" (7.34m x 4.19m) narrowing to 7' 9" with window to rear, recessed lighting, radiator and fitted with a range of base and wall mounted kitchen cabinets with working surface over, 1 1/2 bowl sink with mixer tap and drainer, integral eye level oven and grill, a 4 ring gas hob with extractor over, spaces for dishwasher fridge/freezer. There is ample space for a dining table.

UTILITY ROOM

8' 1" x 6' 1" (2.46m x 1.85m) with door to garden, loft access and integral door to garage. there is a further range of base and wall mounted cabinets with working surface over, a single bowl sink with mixer tap and drainer, spaces and plumbing for washing machine and tumble dryer. Wall mounted gas fired boiler.

FIRST FLOOR LANDING

with recessed lighting, radiator, loft access and airing cupboard.

BEDROOM 1

12' 9" x 12' 7" (3.89m x 3.84m) with window to front, recessed lighting, two built in wardrobes, radiator.



EN-SUITE SHOWER ROOM

with window to rear, extractor fan, recessed lighting, tiled walls and fitted with a low level wc, pedestal wash hand basin and large shower cubicle.

BEDROOM 2

10' 8" x 12' 8" (3.25m x 3.86m) with window to rear, recessed lighting, built in wardrobe, radiator.



EN-SUITE SHOWER ROOM

with obscured window to rear, extractor, part tiled walls, recessed lighting and fitted with a low level wc, pedestal wash hand basin and shower cubicle.

BEDROOM 3

14' 2" x 9' 11" (4.32m x 3.02m) with window to front, recessed lighting, built in wardrobe, radiator.

BEDROOM 4

9' 3" x 10' 0" (2.82m x 3.05m) with window to rear, recessed lighting, built in wardrobe, radiator.

BEDROOM 5

10' 1" x 7' 10" (3.07m x 2.39m) with window to front, recessed lighting, built in wardrobe, radiator.

FAMILY BATHROOM

with window to rear, recessed lighting, part tiled walls, radiator and fitted with a low level wc, pedestal wash hand basin, panelled bath with mixer tap and shower attachment and shower cubicle,



DOUBLE INTEGRAL GARAGE

18' 11" x 17' 11" (5.77m x 5.46m) with remote controlled up and over door, power and light, door to utility room.

OUTSIDE

To the front is an area of parking for several vehicles giving access to the garage. There is an electric car charging point to one side. The rear garden is predominantly laid to lawn with an area of patio being panelled fence and open wire fence enclosed enjoying views over the adjoining land and beyond.

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.