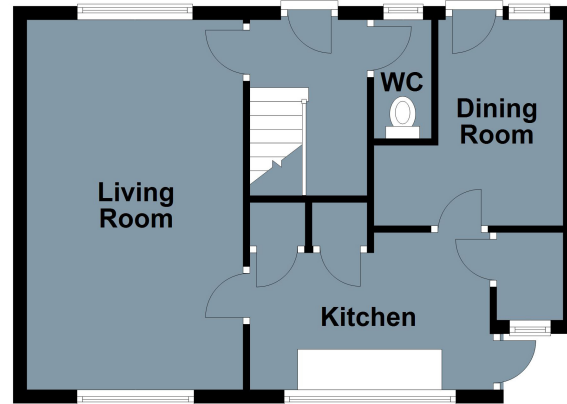


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

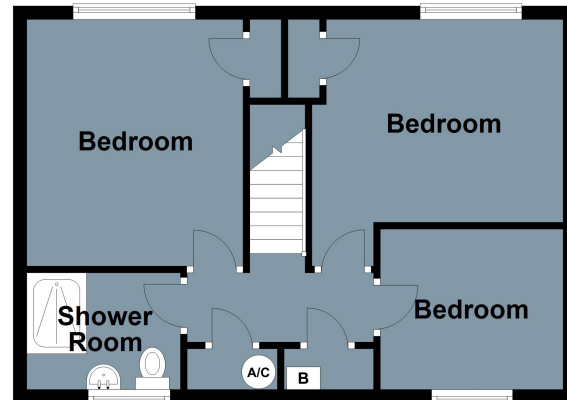
### Ground Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



### First Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



Total area: approx. 85.8 sq. metres (923.4 sq. feet)  
 For illustration purposes only - not to scale



19 Asten Fields, Battle, East Sussex TN33 0HP

**£280,000 freehold**

Set in a popular residential location close to the town centre and Claverham School is this spacious three bedroom mid-terrace family home that has two reception rooms and a good sized kitchen that looks out onto the garden. The garden lies level and is set to the rear and the property enjoys an attractive outlook over a green open space to the front.

Mid-terrace House  
 Close to the Town

2 Reception Rooms

3 Bedrooms

Level Garden



## Description

Viewing is highly recommended to appreciate this spacious three bedroom mid-terraced family home that is now in need of general modernisation but has the benefit of a recently replaced roof, gas central heating with a modern boiler and some older style double glazed windows. The accommodation is arranged around a reception hall with two reception rooms, the main enjoying a double aspect and opening into the kitchen. To the first floor are three bedrooms and there is also a large loft space that could offer some potential. Outside is a small area of enclosed garden to the front and to the rear a large level garden, laid to gravel with a timber shed.

NOTE: To the rear of the property is access to a residents footpath that leads back out to Asten Fields.

## 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 turning left after the recreation ground into Asten Fields. Proceed round the bend and down the first left hand grassed pedestrian cul-de-sac and the property will be found on the right hand side indicated by our For Sale board.

What3Words:///kindness.ramp.deodorant

## THE ACCOMMODATION COMPRISES

A covered porch with double glazed door to

## RECEPTION HALL

8' 6" x 5' 7" (2.59m x 1.70m) with stairs rising to first floor landing and understairs recess.



## CLOAKROOM

with obscured window to front, part tiled and fitted with a high cistern wc.

## LIVING ROOM

18' 0" x 10' 5" (5.49m x 3.17m) a dual aspect room with a central feature gas fireplace and door through to

## KITCHEN

11' 6" x 7' 8" (3.51m x 2.34m) with window taking in views to the rear; door to side covered porch, three large built in cupboards and a basic range of kitchen cabinets with a stainless steel sink and space and plumbing for appliances.

## BREAKFAST ROOM

L shaped measuring 10' 0" x 6' 2" (3.05m x 1.88m) plus 4' 0" x 3' 0" (1.22m x 0.91m) with obscured window and separate door to front, wall mounted gas meter and fuseboard.

## FIRST FLOOR LANDING

with cupboard housing the gas fired boiler; separate cupboard housing the water tank, loft access.

## BEDROOM

12' 0" x 10' 6" (3.66m x 3.20m) with window to front and cupboard with shelving.



## SHOWER ROOM

with obscured window to rear, part tiled and fitted with a tile enclosed shower; low level wc and wash hand basin.

## BEDROOM

12' 1" x 9' 8" (3.68m x 2.95m) plus recess with window to front and cupboard with hanging rail and shelf.



## BEDROOM

8' 8" x 8' 0" (2.64m x 2.44m) with window to rear.

## OUTSIDE

To the front of the property a paved pathway leads to the front door with patios to either side, predominantly fence and hedge enclosed. To the rear is a large area of garden that is hedge enclosed, laid to gravel with a large timber shed and pedestrian access to the rear.



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.