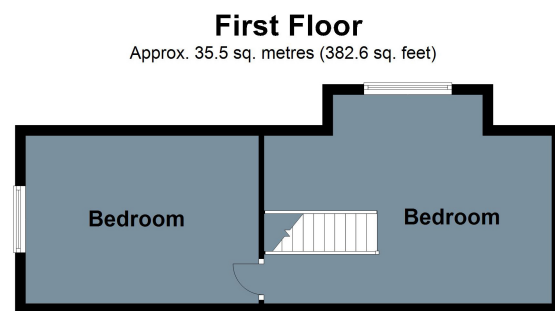
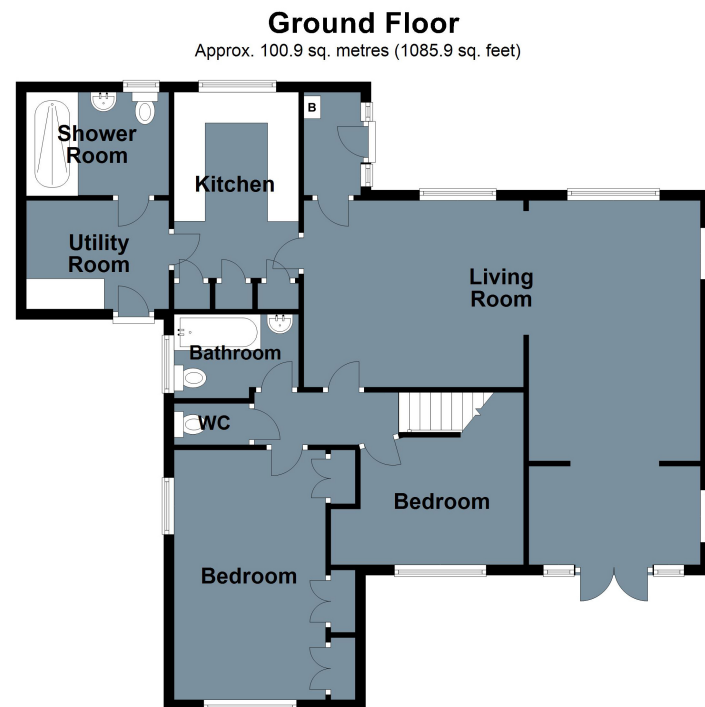


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	80
		61	



Total area: approx. 136.4 sq. metres (1468.5 sq. feet)
 For illustration purposes only - not to scale



Walnuts, 38 North Trade Road, Battle, East Sussex TN33 0HU **£450,000 freehold**

Set in a popular part of the town close to Claverham School and the High Street is this large detached three bedroom chalet style property that offers adaptable accommodation that is in need of general modernisation offering lots of potential with large level gardens to both the front and rear and off road parking.

- Detached Chalet Bungalow
- 3 Bedrooms
- Popular Location
- Close to Claverham School
- Walking Distance of High Street
- Requires Modernisation

Description

This attractive detached chalet style property occupies a convenient location within a short walk of Claverham School and close to the High Street. The property requires general modernisation but offers excellent scope to be improved, updated and enlarged to suit individual requirements.

Inside the spacious accommodation retains original wooden floorboards with two large open plan reception areas. There is a kitchen, a large utility room and both a shower room and bathroom to the ground floor. There are two bedrooms both located to the rear of the property and to the first floor is an impressive studio room and further bedroom.

Outside the property sits in a large area of garden with a shared driveway that leads to the side giving access to the parking. It is thought there is potential in the garden to create additional off road parking or garaging, subject to any necessary consent. The rear garden is close board fence enclosed and laid to lawn.

NOTE: There is a parcel of land to the rear which is being retained for a development of bungalows.

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 property will be found along on the right hand side.

What3Words:///videos.volume.described

THE ACCOMMODATION COMPRISES

A covered porch with double glazed door through to

ENTRANCE HALL

housing the wall mounted gas boiler.

LIVING/DINING ROOM

Dining Area measuring 13' 10" x 11' 6" (4.22m x 3.51m) with exposed wooden flooring, picture window to front and a wide opening through to the Living Area measuring 23' 8" x 11' 0" (7.21m x 3.35m) a triple aspect room, partially sub-divided with a brick fireplace and exposed wooden flooring.



KITCHEN

11' 9" x 7' 10" (3.58m x 2.39m) with window to front and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with space and plumbing for appliances, a fitted double oven and a large area of working surface incorporating a four ring hob with extractor above and a 1 1/2 bowl stainless steel sink with mixer tap and drainer. There is a cupboard with slatted shelves, two separate single cupboards, one housing the fuseboard.

UTILITY ROOM

9' 3" x 7' 2" (2.82m x 2.18m) with window and glazed door to garden, space and plumbing for washing machine, double base unit and enamel sink with drainer.

SHOWER ROOM

9' 0" x 5' 0" (2.74m x 1.52m) with obscured window and fitted with a tile enclosed shower (not in use), low level wc and wash hand basin. Heated towel rail.

INNER HALLWAY

leading to

BATHROOM

7' 10" x 5' 0" (2.39m x 1.52m) with obscured window to side and fitted with a panelled bath with tiled surround, wash hand basin and a low level wc.

CLOAKROOM

with obscured window to side, part tiled and fitted with a close coupled wc.

BEDROOM

15' 10" x 9' 5" (4.83m x 2.87m) a dual aspect room with a range of fitted wardrobes and shelving, separate built in wardrobe with sliding door.



BEDROOM

10' 0" x 8' 3" (3.05m x 2.51m) with picture window to rear, two large open fronted cupboards.

FIRST FLOOR STUDIO ROOM

18' 3" x 13' 1" (5.56m x 3.99m) with window to front, eaves storage.



BEDROOM

14' 9" x 10' 7" (4.50m x 3.23m) with window to side, eaves storage.

OUTSIDE

The property is approached over a shared driveway with a wide opening to a section of block paved parking. The garden lies level with a new chestnut post and rail fence. This will be seeded. To the side a close board fence extends and wraps around to the rear where there is a large area of level garden.



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.