

Total area: approx. 154.5 sq. metres (1662.5 sq. feet)  
 For illustration purposes only - not to scale



**Kinica, Whatlington Road, Battle, East Sussex TN33 0NA £780,000 freehold**

Set in a favoured location on the rural outskirts of Battle is this attractive 1920's three bedroom home that enjoys established grounds with a 2 acre field with hook-ups for 5 touring caravans and a large timber barn.

- Detached 1920s Home
- Licence for 5 Caravans
- 2/3 Bedrooms
- Popular Location
- Large Established Gardens
- Outbuildings
- 2 Acre Field
- Rural Outskirts of Battle



## Description

An opportunity to acquire a detached house with a small touring caravan lifestyle business that sits in a large level field with a detached barn. The house provides accommodation set out over two floors with a large kitchen/breakfast room and living room with a wood burning stove. There is an additional reception room that could be used as a third bedroom and to the first floor are two bedrooms and a bathroom. The house sits at the end of a long driveway that spurs off into the field that lies predominantly level and falls gently away to a large detached timber barn. Within the field there is hook-up and provision for five touring caravans providing an opportunity for a small lifestyle business. The whole is situated on one of Battle most favoured roads within easy reach of the town centre and close to the mainline station.

## Directions

From our office in Battle High Street proceed in a northerly direction turning right into Mount Street and continue along into Whatlington Road. Continue along for some distance and the entrance to the property will be found along on the right hand side indicated by our For Sale sign.

What3Words:///limiting.tame.onlookers

## THE ACCOMMODATION COMPRISES

Double glazed door to Entrance Porch which leads into

## ENTRANCE HALL

with stairs rising to first floor landing with understairs cupboard.

## LIVING ROOM

23' 3" x 10' 10" (7.09m x 3.30m) widening to 12' 4", a double aspect room with double doors leading out to the garden and an attractive bay window to front. There is a fireplace with an inset wood burning stove.

## KITCHEN/BREAKFAST ROOM

L shaped measuring 18' 2" x 15' 0" (5.54m x 4.57m) plus 10' 2" x 8' 8" (3.10m x 2.64m) a triple aspect room with views over the garden and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances. There is a large area of hard wood working surface incorporating a stainless steel sink with mixer tap and drainer with an extractor hood above the cooker space.



## UTILITY ROOM/CLOAKROOM

7' 9" x 3' 8" (2.36m x 1.12m) with obscured window to side and fitted with a close coupled wc, pedestal wash hand basin and space and plumbing for appliances.

## BEDROOM/RECEPTION ROOM

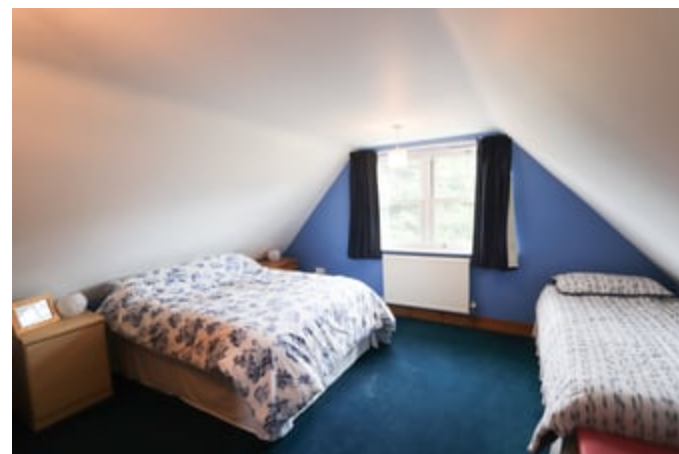
13' 2" x 11' 0" (4.01m x 3.35m) with bay window to front, attractive tiled fireplace with wooden mantel.

## FIRST FLOOR LANDING

with window taking in views to the front, loft access.

## BEDROOM

15' 8" x 11' 2" (4.78m x 3.40m) a double aspect room with eaves storage space and a corner cast iron feature fireplace.



## BEDROOM

14' 0" x 14' 0" (4.27m x 4.27m) with window taking in views of the rear garden.

## BATHROOM

with obscured window to side, fully tiled and fitted with a white panelled bath, wash hand basin with shaver point to side, low level wc and corner glazed shower with tiled enclosure. A large cupboard houses the water tank.

## DOUBLE GARAGE

18' 4" x 8' 0" (5.59m x 2.44m) with electric roller shutter door, power and light.

## OUTSIDE

The property is approached over a long driveway that leads down to the large double garage. The houses sits amidst established gardens providing an area of lawn to the front with a pathway to the front door. To the rear is a large OUTBUILDING measuring 26' 9" x 11' 10" (8.15m x 3.61m) with power and light and the gardens extend out beyond being predominantly laid to lawn with a large area of patio. The gardens are fence and hedge enclosed providing a good deal of seclusion which extend for some distance to a TIMBER SHED and GREENHOUSE.

In addition to the garden is a large area of pasture grazing, part of which has consent for the siting of touring caravans with associated hook-ups. Beyond this area the grounds open out and lead to a DETACHED BARN measuring 29' 8" x 12' 0" (9.04m x 3.66m) with power and light and a small area of working surface incorporating a stainless steel sink. In addition to the main parcel of land there are two additional fenced off sections of land, one with 2 TIMBER SHEDS.



## COUNCIL TAX

Rother District Council  
Band E - £2908.83 (2023/24)

**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.