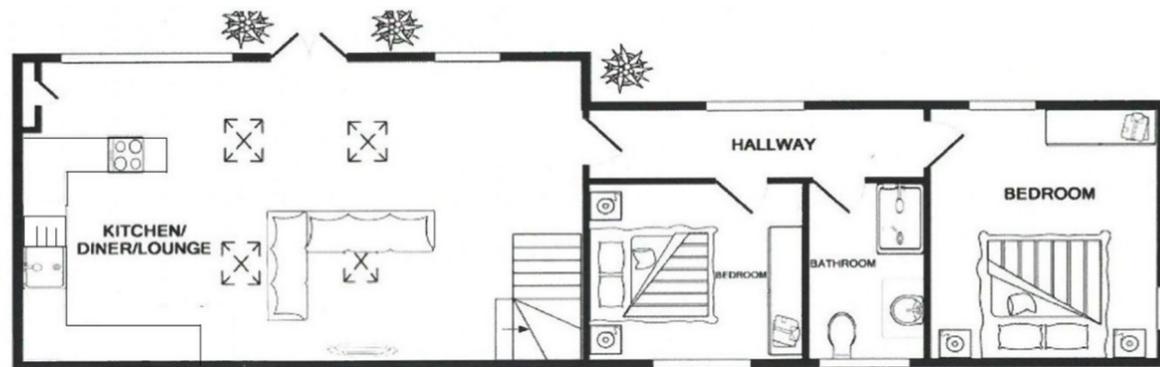
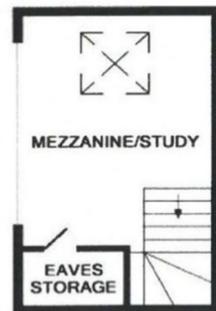


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



GROUND FLOOR



MEZANINE

Floor plan for identification purposes only

Not to Scale



The Cafe, 3 Parkgate Studios, CATSFIELD, East Sussex TN33 9DT **£459,950 freehold**

A delightful 2/3 bedroom mews style cottage set within this gated development formerly being the Parkgate Recording Studios, set just outside Battle and arranged around a delightful courtyard and within easy reach of the centre of Battle, the mainline station and Catsfield Village.

Entrance Hall
Bathroom

Kitchen/Living Room
Underfloor Heating

Gallery/Study
Small Garden

2 Bedrooms
Parking for 2 Vehicles

Description

Originally constructed in 1860 the cottages and barns were converted into recording studios in 1980. Parkgate Studios attracted world famous artists from Paul McCartney to The Cure, the later having finished their last session in 2008. The Cafe takes its name from its use when the studio was up and running.

The property is situated within a gated development and is designed to enjoy modern and open plan living complimented with low maintenance and energy efficiency. It was converted to create a unique and high specification home that combines a contemporary style with a period exterior.

This two bedroom property benefits from under floor heating throughout, a security alarm system and bespoke shutters on the doors and windows. Outside there are two parking spaces and to the side is an area of landscaped courtyard garden.

Directions

From our office in Battle High Street proceed in a northerly direction taking the first exit at the roundabout onto North Trade Road. Continue along North Trade Road passing the Heathfield turn on your right and then taking the left hand turn into Catsfield Road. Proceed along Catsfield Road and the Parkgate Studios development will be found along on the right.

What3Words: ///recapture.ended.rockets

THE ACCOMMODATION

with approximate room dimensions is approached via double doors to:

ENTRANCE HALL

with window and glazed door to front, partially vaulted ceiling, oak veneered floor.

KITCHEN/LIVING AREA

27' 5" x 16' 4" (8.36m x 4.98m) an impressive double height vaulted ceiling of some 15' with Velux windows, separate windows and double doors to the front courtyard. Extensive lighting, exposed timbers and oak veneered flooring throughout. The kitchen is fitted with a comprehensive range of base and wall mounted units offering cupboards and drawers, integrated Bosch dishwasher, fitted Bosch stainless steel oven and a freestanding Bosch fridge/freezer. There is a 1¾ bowl stainless steel sink with mixer tap and covered concealed drainer above, extensive working surface with 4 ring induction hob and extractor chimney above.

From the living area a staircase rises to the

GALLERY/STUDY AREA

10' 3" x 9' 5" (3.12m x 2.87m) overall with Velux window onto courtyard, oak veneered flooring and eaves storage cupboard.



BEDROOM 2

10' 7" x 9' 7" (3.23m x 2.92m) with window to rear, exposed ceiling timbers and oak veneered floor.

BATHROOM

obscured window to rear, limestone tiled floor and walls, recessed lighting and extractor fan, floating vanity unit with mixer tap, medicine cabinet over, concealed WC and P shaped bath with shower over. Heated towel rail.



MAIN BEDROOM

13' 8" x 10' 3" (4.17m x 3.12m) a double aspect room with exposed timbers, oak veneered floor and French doors into the garden.



OUTSIDE

To the side of The Café accessed by a 5 bar gate is an area of landscaped courtyard garden. There is also a LARGE BESPOKE TIMBER SHED with power, light and heating. There are two allocated parking spaces.

COUNCIL TAX BAND

Rother District Council
Band E - £2835.67 (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.