

Campbell's Estate Agents
 74 High Street, Battle, East Sussex TN33 0AG
 tel: 01424 774774
 email: info@campbellsproperty.co.uk

Campbell's

your local independent estate agent

www.campbellsproperty.co.uk

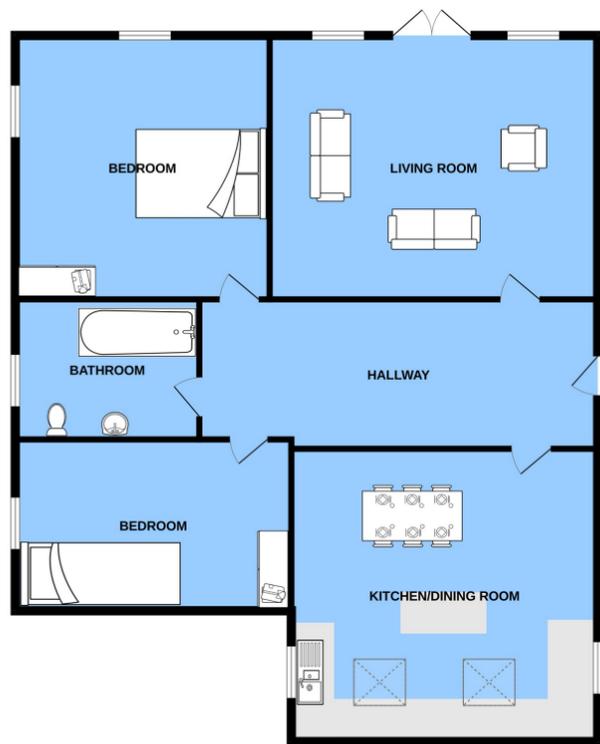
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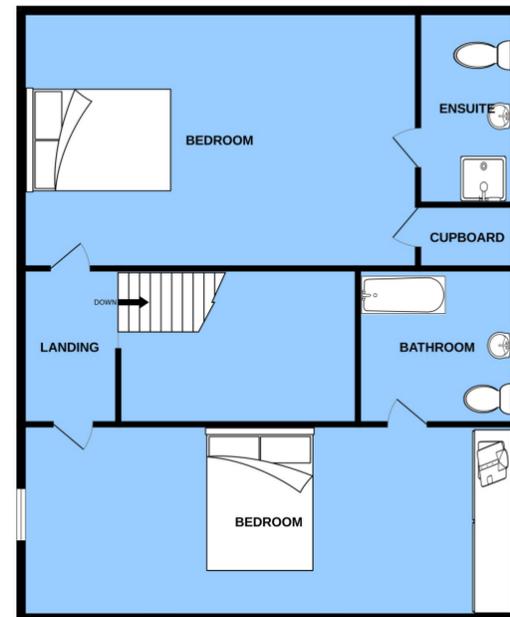
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

GROUND FLOOR



1ST FLOOR



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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Plot 1 93a High Street, Battle, East Sussex TN33 0AQ

£875,000 freehold

A rare opportunity to purchase a brand new four bedroom detached house in a tucked away location moments from the historic High Street with off road parking and an enclosed area of garden with raised decking that looks out onto a large garden.

Brand New Detached Home
 10 Year Warranty

4 Bedrooms
 3 Bathrooms

Close to High Street
 3 Designated Parking Spaces

Energy Efficient
 188 sq.m.



Description

This brand new detached four bedroom house is nearing completion and viewing is highly recommended to appreciate the tucked away location just off the historic High Street and within a short walk of the mainline station. Presenting brick and timber elevations below a tiled roof the property benefits from all the latest refinements with an efficient air source heating system with underfloor heating throughout, double glazing and high levels of insulation. At the heart of the property is a fully fitted kitchen with a full compliment of integrated appliances that opens into the dining room. The living room has bi-fold that lead to an area of composite decking with views. The four bedrooms are all doubles and there is a family bathroom and en-suite to the main bedroom. There are two double bedrooms on both the ground and first floors with two en-suites and a family bathroom. The property is nearing completion and will have new floor covering and the benefit of a 10 year Protek warranty.

NOTE: The driveway is part owned by 93a and 93b High Street. Number 93a High Street also has a right of way to three designated parking spaces. Maintenance is shared between the three properties.

Please note: Certain images used in these particulars have been virtually staged using Artificial Intelligence (AI) to illustrate the property's potential. These images are for illustrative purposes only and do not represent the current, actual condition or furnishings of the property.

Directions

From our office in Battle High Street proceed on foot in a southerly direction and the entrance to the development will be found on the left hand side next to No 93.

What3Words:///universal.teacher.fuels

THE ACCOMMODATION COMPRISES

A panelled and glazed door to

RECEPTION HALL

19' 8" x 7' 0" (5.99m x 2.13m) with oak staircase rising to first floor with understairs cupboard housing the heating manifold and fuseboard.

KITCHEN/DINING ROOM

20' 0" x 19' 7" (6.10m x 5.97m) a double aspect room, partially vaulted with Velux windows and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated fridge/freezer, dishwasher, washing machine and double oven. There is a large area of quartz working surface with a composite sink, Quooker boiling water tap and etched drainer as well as a 4 ring hob with extractor over. The kitchen has a centre island with additional cupboards and quartz working surface.



LIVING ROOM

19' 8" x 15' 4" (5.99m x 4.67m) with window and bi-fold doors opening onto railing enclosed raised deck with views of the garden and beyond.



BEDROOM

11' 4" x 8' 3" (3.45m x 2.51m) with window to side.

BATHROOM

7' 1" x 5' 10" (2.16m x 1.78m) with obscured window to side and fitted with a white panelled bath with shower and shower screen, vanity sink unit, concealed cistern wc and heated towel rail.

BEDROOM

14' 5" x 11' 4" (4.39m x 3.45m) a double aspect room with views of the garden.

FIRST FLOOR LANDING

with cupboard housing the water tank.

MASTER BEDROOM

19' 8" x 14' 5" (5.99m x 4.39m) with Velux windows to front and door to EN-SUITE 7' 0" x 6' 5" (2.13m x 1.96m) with obscured window to side, recessed lighting, tiled floor and walls and fitted with a large shower enclosure with glazed screen, concealed cistern wc and vanity sink unit. DRESSING ROOM 8' 3" x 7' 1" (2.51m x 2.16m) with Velux window to side.



BEDROOM

18' 5" x 14' 6" (5.61m x 4.42m) with windows to rear taking in views of the garden and beyond, loft access with pull down ladder, walk in wardrobe measuring 4' 10" x 4' 8" (1.47m x 1.42m) EN-SUITE 9' 4" x 5' 0" (2.84m x 1.52m) with obscured window to side, tiled floor and walls and fitted with a large shower enclosure with glazed screen with fixed and hand held attachments, vanity sink unit with mixer tap, concealed cistern wc, heated towel rail.

OUTSIDE

The property is approached over a driveway with parking and steps lead down to the front. The garden will be planted and landscaped with gravel paved pathways. To the rear is a large area of railing enclosed composite decking which leads to an area of garden laid to lawn being fence and partly wall enclosed.

COUNCIL TAX

Rother District Council
TBC

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.