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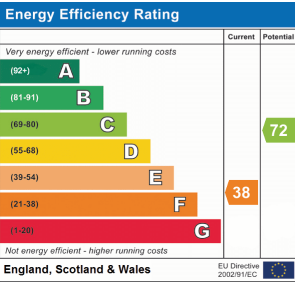
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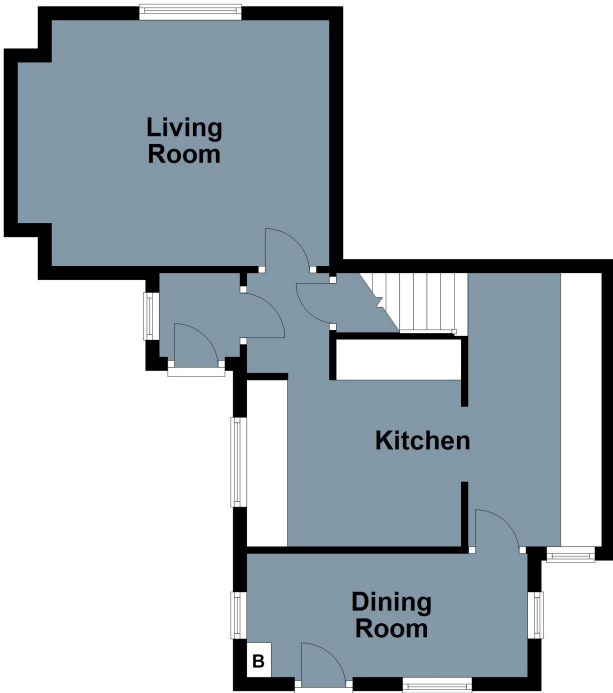
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Ground Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



First Floor

Approx. 35.8 sq. metres (384.8 sq. feet)



Total area: approx. 82.3 sq. metres (885.8 sq. feet)
For illustration purposes only - not to scale



I Elm Cottages, Denbigh Road, Hooe, East Sussex TN33 9ES

£359,950 freehold

A charming two bedroom semi-detached period cottage that is set within the heart of the village retaining a great deal of character that has been extended and altered enjoying two reception rooms, larger than average gardens, a single garage and off road parking.

Semi-Detached Cottage
Parking

2 Bedrooms
Central Village Location

Large Gardens

Single Garage

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Description

Viewing is highly recommended of this attractive two bedroom semi-detached period cottage that is located in the centre of the village amidst a good sized area of garden with off road parking and single garage. We are advised the property originally formed a village pub which was sub-divided to create two cottages in later years. No 1 has been extended and altered and whilst retaining a great deal of character with exposed ceiling timbers, the property enjoys good ceiling heights throughout. The living room has an impressive inglenook fireplace with a wood burning stove, the kitchen and utility room are fully fitted and there is also a dining room extension that looks out onto the gardens. The first floor provides two bedrooms, the main with built in wardrobe as well as a separate first floor shower room. There is bottled gas central heating with radiators throughout, double glazing and the larger than average gardens are established and lie level with various patios to the rear.

Directions

From Battle, on entering the village, bear left into Denbigh Road and just before reaching the Red Lion turn right where the property will be found on the right hand side, clearly indicated by our 'For Sale' board.

What3Words:///movement.force.aquatics

THE ACCOMMODATION COMPRISES

A stable door to

ENTRANCE PORCH

with further panelled and glazed door to

ENTRANCE HALL

with understairs cupboard.

SITTING ROOM

15' 0" x 12' 6" (4.57m x 3.81m) with window to front, brick inglenook fireplace with inset wood burning stove, exposed ceiling timbers with good ceiling heights.

KITCHEN

10' 4" x 10' 1" (3.15m x 3.07m) with window to side, exposed ceiling timbers, fire recess with space for oven range and fitted with a range of base and wall mounted cabinets with spaces for appliances and a working surface incorporating a circular bowl sink with drainer and mixer tap. Stained glass partition to



UTILITY/REAR HALLWAY

13' 2" x 6' 5" (4.01m x 1.96m) with window to rear, further range of base and wall mounted units with spaces for appliances.

DINING ROOM

13' 6" x 6' 0" (4.11m x 1.83m) a dual aspect room with glazed door to patio and garden, cupboard housing gas fired boiler.

FIRST FLOOR LANDING

with window to side.

MAIN BEDROOM

13' 2" x 12' 0" (4.01m x 3.66m) with window to front, exposed ceiling timbers, double cupboard, chest of drawers and further range of fitted cupboards with hanging and shelving.



SHOWER ROOM

9' 0" x 6' 2" (2.74m x 1.88m) max including airing cupboard with slatted shelves, obscured window to side, fitted with a large shower enclosure with glazed screen, wash hand basin and close coupled wc.

BEDROOM 2

13' 6" x 8' 9" (4.11m x 2.67m) with window taking in views of the rear garden, exposed timbers.

GARAGE

16' 3" x 8' 4" (4.95m x 2.54m) of concrete panelled construction with up and over door, power and light.

OUTSIDE

The property has a driveway with parking that leads to the garage. The front garden is laid to lawn with borders containing established wisteria and a mature hedge to the front. Vehicular access to the garage is limited by an established bay tree. To the rear of the property is a large area of paved patio that wraps around the garage and extends and opens out to the rear with a greenhouse, large patio and timber shed. A pathway and archway bordered with established flowerbeds opens out to a large area of level lawn with a further area of patio interspersed with established shrubs and specimen trees. To the other side of the property is access to the gas cylinders.



COUNCIL TAX

Wealden District Council
Band C - £2386.26

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.