

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

Campbell's

your local independent estate agent



1 and 2 Watch Oak Cottages, Netherfield Road, Battle TN33 0HJ oieo £800,000 freehold

On the market for the first time is over 100 years, a pair of semi-detached houses and an area of land that may be suitable as a development plot, subject to any necessary consent. One cottage provides two bedrooms and a small reception room, whilst the larger property provides two reception rooms and three double bedrooms, all set in a desirable location on the fringe of the village with off road parking, garage, storage and workshop and all within a short walk of the High Street.

Pair of Semi Detached Houses

Off Road Parking

Large Garage with workshop

Convenient Location

No 1 - 2 Bedrooms

No 2 - 3 Bedrooms

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

The Property
Ombudsman

rightmove.co.uk
The UK's number one property website

onTheMarket.com

Description

A interesting opportunity to purchase a pair of semi-detached properties and an area of land that is considered to be suitable as a building plot, subject to any necessary consent. No 1 is a small 2 bedroom cottage whilst No 2 has been re-modelled but both cottages now require general improvement. No 1 retains some characterful features with exposed timbers and benefits from gas central heating. No 2 offers much larger accommodation with two reception rooms and three double bedrooms. To the rear of the property are stunning views over adjoining countryside. The gardens are extensive, predominantly set to the rear and the driveway leads in next to No 1 to a garage with workshop behind. To the other side of the driveway a large piece of garden is predominantly laid to lawn and considered to offer potential for a separate building plot subject to any necessary consent. The whole offers a wonderful opportunity to upgrade and improve a pair of cottages with the potential of a building plot and as such the whole is considered ideal for those looking for multi-generational living.

Directions

From our office in Battle High Street proceed in a northerly direction onto the A2100 London Road and after a short distance turn left onto Netherfield Road where the property will be found a short distance along on the left hand side.
What3Words:///denote.roosters.makes.

NO 1 ACCOMMODATION COMPRISES

A part glazed door leading to

ENTRANCE HALL

with stairs rising to first floor landing and sliding door to

KITCHEN

8' 7" x 7' 9" (2.62m x 2.36m) having a dual aspect with box bay window to side and fitted with a range of base units with fitted oven and spaces for appliances, working surface incorporating a stainless steel sink with mixer tap and drainer and a 4 ring hob with gas fired boiler to side.

LIVING ROOM

12' 3" x 10' 3" (3.73m x 3.12m) with door and window to front, exposed ceiling and wall timbers, attractive central brick fireplace with shelved recess, storage cupboard.

CLOAKROOM

fitted with a close coupled wc and wash hand basin.

FIRST FLOOR LANDING

with exposed ceiling and wall timbers.

BEDROOM

10' 3" x 10' 0" (3.12m x 3.05m) with window to front, exposed ceiling and wall timbers.

BEDROOM

7' 8" x 5' 10" (2.34m x 1.78m) plus 4' 4" x 2' 8" (1.32m x 0.81m) L shaped with hanging recess.

SHOWER ROOM

5' 7" x 4' 7" (1.70m x 1.40m) with obscured window to rear and fitted with a shower enclosure with tiled surround and pedestal wash hand basin.

NO 2 ACCOMMODATION COMPRISES

Covered porch with panelled and glazed door to

ENTRANCE HALL

with stairs rising to first floor landing.

LIVING ROOM

12' 3" x 10' 6" (3.73m x 3.20m) with window to front, stone fireplace with gas fire and back boiler.

INNER HALLWAY/UTILITY AREA

14' 8" x 4' 6" (4.47m x 1.37m) with window and glazed door to side and fitted with a range of base cabinets with a working surface over.

KITCHEN

11' 0" x 10' 7" (3.35m x 3.23m) with window taking in views to the rear and fitted with a comprehensive range of base and wall mounted units with spaces and plumbing for appliances. A working surface incorporates a 1 1/2 bowl acrylic sink with mixer tap and drainer, wall mounted water heater and extractor fan above the cooker space. A glazed door leads through to a

REAR HALLWAY

housing the airing cupboard and electric meters.

BATHROOM

5' 4" x 5' 2" (1.63m x 1.57m) with obscured window to rear and fitted with a cast iron coloured panelled bath, pedestal wash hand basin and part tiled walls.

SEPARATE WC

with obscured window to rear and fitted with a close coupled wc.

SHOWER ROOM

6' 3" x 4' 0" (1.91m x 1.22m) with obscured window to rear, part panelled and fitted with a tiled shower enclosure.

GARDEN ROOM

11' 10" x 10' 0" (3.61m x 3.05m) having a double aspect with sliding glazed doors to patio and garden.

FIRST FLOOR LANDING

with window taking in views to the side.

BEDROOM

17' 0" x 10' 10" (5.18m x 3.30m) with window to front and fitted with bedroom furniture incorporating overhead storage, bedside tables and wardrobe. Cupboard with shelving and a separate large cupboard.

WC

5' 0" x 4' 5" (1.52m x 1.35m) with window to rear, part tiled and fitted with a white pedestal wash hand basin with low level wc.

BEDROOM

10' 9" x 8' 0" (3.28m x 2.44m) with window taking in views to the rear.

BEDROOM

11' 1" x 8' 2" (3.38m x 2.49m) with window taking in views to the rear.

GARAGE

11' 2" x 9' 3" (3.40m x 2.82m) to the rear of the garage is a small store measuring 7' 4" x 4' 4" (2.24m x 1.32m) with a dilapidated greenhouse.

OUTSIDE

The property is approached over a concrete driveway that leads to the side of No 1 and provides parking with access to the garage. To one side a gated access leads into a large section of ground where it is considered there may be potential for development of a separate property, subject to any necessary consent. In addition, both properties enjoy a front area of garden, No 1 being laid to lawn whilst No 2 has been paved. To the rear of No 1 a gated access leads through to a large area of concrete patio with steps leading down to an additional paved patio that is fence enclosed with planted borders and some established specimen trees. The whole opens to No 2 which has a railing enclosed area of patio that adjoins the garden room. Beneath the garden room is access to a workshop/store measuring 9' 1" x 8' 8" (2.77m x 2.64m) and timber shed with steps that lead up round to the side of No 2 and with an addition strip of ground that connects across the rear of both properties with a hedged divide to the adjoining fields.



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.