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Sexton Cottage, Marley Lane, Battle, East Sussex TN33 0BB **£375,000 freehold**

An attractive detached period cottage that presents delightful stone elevations below a tiled roof with replacement double glazing and gas central heating. The property requires some general modernisation but offers an excellent opportunity to personalise a period property that is set in a tucked away location with off-road parking, pretty garden and views across the cemetery and beyond over open countryside.

Detached House
Pretty Walled Garden

Unlisted
Countryside Views

Gas Central Heating and
Double Glazing

2 Bedrooms

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

The Property
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The UK's number one property website

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Description

This unique detached period property enjoys a tucked away location adjoining Battle Cemetery with views beyond. The cottage presents attractive stone elevations below a tiled roof with replacement double glazing. The living/dining room is separated by the staircase and has an open fireplace and opens into the kitchen with a useful side porch. There is a ground floor bathroom and to the first floor two bedrooms, one with an en-suite wc and wash hand basin. From the first floor there are attractive views over the cemetery and beyond and the whole is conveniently situated in a tucked away setting within just a short walk of the High Street and mainline station.

Note: We are advised the property has a Right of Way over the driveway to the cemetery and is subject to a maintenance contribution.

Directions

From our office in the High Street travel south to the roundabout, taking the first exit into Marley Lane. Continue past Langton Close and take the next left signposted "Battle Cemetery". The property will be found before the cemetery on the left hand side.
What3Words: ///welfare.herbs.hacksaw

THE ACCOMMODATION

With approximate room dimensions comprises

ENTRANCE PORCH

Cupboards with shelving, including meter cupboard, panelled and glazed door into



LIVING/DINING ROOM

23' 9" x 12' 1" (7.24m x 3.68m) Partially sub-divided by the staircase that rises to the first floor enjoying a double aspect with double doors opening onto enclosed garden. There is an open fireplace with Yorkstone hearth and the stairs rise to the first floor landing. The dining area also enjoys a double aspect with a 5'7" opening into the



KITCHEN

13' 7" x 6' 5" (4.14m x 1.96m) Velux windows and separate window to rear, there is a Yorkstone floor and a range of wood fronted base and wall mounted cabinets incorporating cupboards and drawers with a large area of working surface incorporating a double stainless steel sink with mixer tap and drainer, spaces for appliances, fitted double oven, four ring ceramic hob with extractor fan above. Door to

SIDE PORCH

8' 8" x 6' 1" (2.64m x 1.85m) With window and glazed door to rear and separate door to parking space.

BATHROOM

5' 7" x 3' 0" (1.70m x 0.91m) 8' 0" x 5' 6" (2.44m x 1.68m) Opening into a fully tiled wet room shower area measuring 5' 7" x 3' 0" (1.70m x 0.91m) with obscured window to rear. The bathroom has a tiled floor with part panelled and part tiled walls, fitted with a corner bath with telephone style taps, bidet, low level wc and pedestal wash hand basin, heated towel rail.

FIRST FLOOR LANDING

5' 7" x 5' 0" (1.70m x 1.52m) Window to front.

BEDROOM

12' 0" x 9' 9" (3.66m x 2.97m) Window to side, taking in views of the church and churchyard. There is a mirror fronted sliding wardrobe with hanging and separate shelving with emersion tank and slatted shelves.



BEDROOM

12' 1" x 10' 0" (3.68m x 3.05m) max, window to side, corner wash hand basin, sliding door to



WC

5' 4" x 10' 0" (1.63m x 3.05m)

OUTSIDE

The property is approached over the lane that leads to Battle Cemetery and enjoys a Right of Way to a paved parking space to the side of the property that gives access to the side porch. The garden is predominantly set to one side of the property enjoying lovely views onto the cemetery. The garden is partly wall and fence enclosed with mature hedging providing paved patio, a lawn, attractive rockery feature with a small pond. Garden composting area and timber shed. The garden is well planted with a variety of plants, shrubs and specimen trees and to the rear is an established border and a pathway that connects to the rear of the porch.



COUNCIL TAX

Rother District Council
Band D - £2,628.87

DRAINAGE

The cottage is served by an outlet pipe which feeds into the cemetery where the septic tank is situated.

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.