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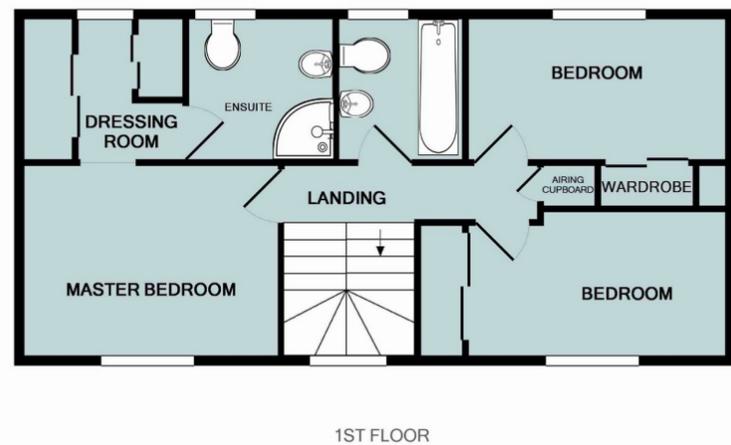
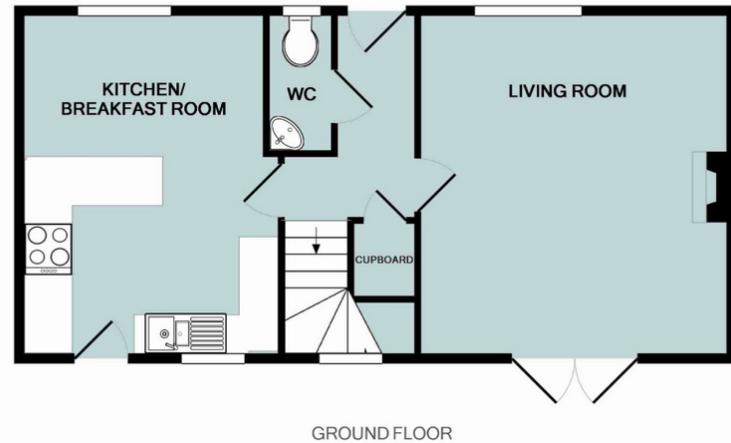
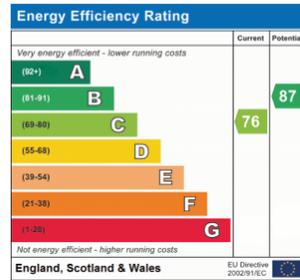
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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1 Royal Oak Close Main Street, BECKLEY TN31 6DD

£325,000 freehold

An attractive end of terrace family home in the centre of the village with three bedrooms, allocated parking and rear garden.

End Terrace Home
 Rear Garden

3 Bedrooms
 Village Location

2 Bathrooms

2 Allocated Parking
 Spaces



Description

A charming end-terrace home built to exacting standards in 2014, ideally situated in the heart of a highly sought-after rural village. This attractive property offers well-proportioned and thoughtfully designed accommodation throughout. The ground floor comprises a welcoming entrance hall, a cloakroom, and a bright dual-aspect sitting room creating a light and airy living space. There is also a dual-aspect kitchen/breakfast room fitted with a range of integral appliances and providing an excellent space for both everyday living and entertaining. To the first floor are three bedrooms, including a well-appointed principal bedroom featuring a dressing area and an en-suite shower room. Two further bedrooms are served by a modern family bathroom. Outside, the property benefits from two allocated parking spaces and a charming lawned rear garden enjoying a sunny southerly aspect, ideal for outdoor relaxation.

Directions

From our office in Battle High Street proceed in a northerly direction turning right into Mount Street and proceed all the way along into Whatlington Road. On reaching the A21 at Whatlington turn left and continue for a short distance turning right signposted Cripps Corner. Proceed into Cripps Corner turning left and continuing through Staplecross until reaching the junction with the A28. Here turn left and shortly turn right onto the B2165 and proceed along until reaching the next T junction and turn onto the B2088 to Main Street Beckley. Proceed along for some distance passing the primary school where the development will be seen on the right hand side.

THE ACCOMMODATION

With approximate dimensions, is approached via steps leading to covered entrance with exterior lighting, wooden and glazed door leading to

ENTRANCE HALL

With stairs leading to first floor, under stairs storage cupboard, central heating thermostat and radiator.

CLOAKROOM

Wooden double glazed obscured window to front aspect, fitted with a low level wc and corner wash basin with mixer tap and radiator.

SITTING ROOM

16' 0" x 15' 0" (4.88m x 4.57m) A light room enjoying a dual aspect via double glazed wooden windows to front and set of double glazed wooden double doors to garden, radiator, log flame effect gas fire.

KITCHEN/BREAKFAST ROOM

16' 0" x 12' 0" (4.88m x 3.66m) A dual aspect room with double glazed windows to front and rear, fitted with a comprehensive range of wall and base mounted units with a quartz work surface over and matching upstands and incorporating a breakfast bar area with single bowl stainless steel sink and drainer with mixer tap, integral induction hob with extractor over, integral AEG eye level oven, integral fridge/freezer, integral dishwasher/dryer, space for family dining table, wooden and glazed door with rear garden access, cupboard housing wall mounted gas fired boiler, radiator.



FIRST FLOOR LANDING

Wooden double glazed window to rear aspect, built in linen cupboard.

BEDROOM 1

12' 6" x 9' 10" (3.81m x 3.00m) With wooden double glazed window to rear with delightful views onto neighbouring field, radiator, opening through to DRESSING ROOM fitted with a double and single wardrobe with further window to front aspect and door leading to the



EN-SUITE SHOWER ROOM

Wooden double glazed obscured window to front aspect, low level wc, pedestal wash basin with mixer tap, corner shower cubicle, heated towel rail, inset lighting and extractor.

BEDROOM 2

12' 8" x 7' 1" (3.86m x 2.16m) With wooden double glazed window to front aspect, radiator, single built in wardrobe.

BEDROOM 3

11' 9" x 6' 9" (3.58m x 2.06m) Double glazed wooden window to rear aspect, built in double wardrobe.

BATHROOM

Double glazed obscured window to front aspect, fitted with a low level wc, pedestal wash basin with mixer tap, panelled bath with mixer tap and shower attachment, heated towel rail and shaving point.



REAR GARDEN

Laid to lawn with a paved seating area, pathway leading to the parking area. Enclosed with low level picket fence and enjoys a sunny southerly aspect. Two allocated parking spaces.

COUNCIL TAX

Rother District Council
Band D - £2,640.44

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.