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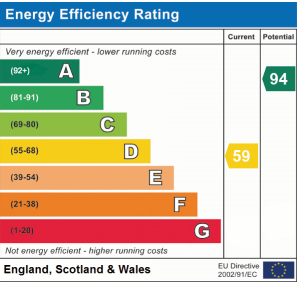
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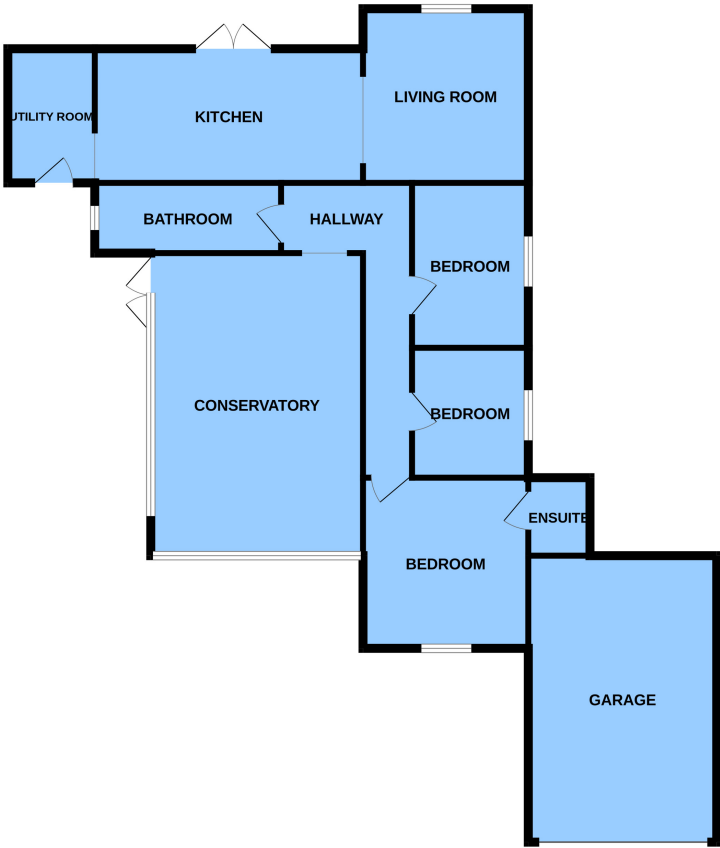
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GROUND FLOOR



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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Broadway, Oakhurst Road, Battle, East Sussex TN33 0JL

£395,000 freehold

Set in the Whatlington Road part of town is this detached three bedroom bungalow that is in need of general improvement, offering excellent potential subject to any necessary consents with level garden, off-road parking and single garage.

Detached Bungalow
Sought After Location

3 Bedrooms
Large Conservatory

ORP and Garage

Level Garden

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Description

This detached three bedroom bungalow is situated in a highly sought after location between the Whatlington Road and Oakhurst Road. The bungalow presents colour wash rendered elevations below a tiled roof with a large conservatory, all in need of improvement. Considered to offer excellent potential, the accommodation is approached over a large conservatory with L-shaped hallway. To the rear of the property a kitchen/breakfast room enjoys direct access and views over the garden. There is a lean-to utility extension and three bedrooms, one with an en-suite and a separate family bathroom. In addition the large garage could be converted into the accommodation, subject to any necessary consents. The Whatlington Road area is a favoured part of town and is within close proximity to the historic High Street and mainline station.

Directions

From our office in Battle, travel north along the High Street, turning right into Mount Street, continue up Caldbec Hill onto Whatlington Road. Turn left before the bend into Oakhurst Road where the property will be found shortly along on the left hand side. What3Words: ///pound.catch.testy

THE ACCOMMODATION

is approached over a

CONSERVATORY

18' 7" x 12' 1" (5.66m x 3.68m) Of double glazed construction below a polycarbonate roof, archway through to

L-SHAPED RECEPTION HALL

With archway through to conservatory.

KITCHEN

20' 2" x 10' 0" (6.15m x 3.05m) With large window and double doors onto patio and garden, large cupboard housing the wall mounted gas fired boiler, fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated fridge, dishwasher and fitted oven. There is an area of granite work surface incorporating a one and a half bowl stainless steel sink with mixer tap, etched drainer. A wide opening leads through to the



LIVING ROOM

12' 0" x 12' 0" (3.66m x 3.66m) With window with views to the garden, central fireplace with wooden mantle.



LEAN-TO UTILITY ROOM

10' 9" x 6' 0" (3.28m x 1.83m) With space and plumbing for appliances, door to outside.

BATHROOM

11' 9" x 5' 2" (3.58m x 1.57m) With obscured window to side, split level floor with a raised corner bath with telephone style taps, pedestal wash hand basin and large mirror above, concealed cistern wc, part panelled walls.

BEDROOM

11' 6" x 10' 0" (3.51m x 3.05m) With window to side.

BEDROOM

8' 10" x 8' 10" (2.69m x 2.69m) With window to side.

BEDROOM

12' 1" x 11' 6" (3.68m x 3.51m) With window to front, door to



EN-SUITE

Incorporating a tile enclosed shower with glazed door, close coupled wc, wash hand basin, heated towel rail.

OUTSIDE

The property is approached over a pedestrian gate from Whatlington Road and with vehicular access from Oakhurst Road. To the front is a driveway that gives access to the garage and an area of paved patio that wraps around the conservatory. Access is given to either side of the property and to the rear is a level lawn that is fence enclosed with planted borders and an additional patio.



GARAGE

25' 1" x 12' 2" (7.65m x 3.71m) narrowing to 5' 3" (1.60m) at the rear with a door to outside, power and light.

COUNCIL TAX

Rother District Council
Band D £2,628.87

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.