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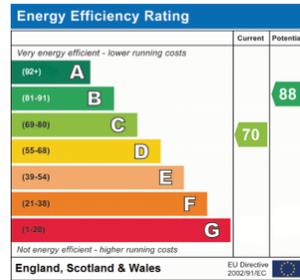
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12 Swallow Drive, Battle, East Sussex TN33 0DY

£299,950 freehold

A conveniently located two bedroom mid-terrace property with garage, south facing garden and no onwards chain.

Mid-Terrace House

2 Bedrooms

South Facing Garden

Close to Amenities

No Onward Chain

Claverham Catchment Area

Garage En-Bloc

Popular Cul-de-Sac Location



Description

12 Swallow Drive is situated in a quite cul-de-sac location on the outskirts of the town centre yet within walking distance of the mainline station with regular services to London Charing Cross and the amenities in the High Street. A spacious reception room leads through to the generous kitchen with a southerly aspect over the garden. Both first floor bedrooms are doubles and are served by a bathroom with separate shower. A particular feature of the property is the south facing garden which has a gate leading directly to Harrier Lane which leads through to Battle Great Woods, ideal of those who enjoy countryside walks. Battle is well served for everyday amenities including supermarkets, independently owned shops, pubs, restaurants, doctors surgery, dentists, opticians and a vet. The property is just a short walk from schooling, both public and private, at primary and secondary levels, and the mainline station, which also has regular services to Hastings on the coast which has a wider range of amenities, sites of historical interest and recreational facilities. With no onwads chain viewing is highly recommended.

Directions

From our offices in Battle High Street proceed in a southerly direction taking the first exit at the mini roundabout into Marley Lane. Pass over the level crossing and turn right into Harrier Lane. Keep to the right and continue into Falconers Drive then turn right into Swallow Drive where the property will be found towards the end of the cul-de-sac on the left hand side.

What3Words:///saving.butter.tomato

THE ACCOMMODATION COMPRISES

Part glazed door to

ENTRANCE PORCH

with tiled floor and door to

LIVING ROOM

13' 4" x 12' 0" (4.06m x 3.66m) with window to front, stairs to first floor and door to



KITCHEN

12' 1" x 8' 11" (3.68m x 2.72m) with door and window to south facing rear garden and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with wood effect working surface with stainless steel sink with mixer tap and drainer. Spaces for oven and dishwasher, wall mounted boiler, tiled floor, large understairs storage cupboard.

FIRST FLOOR LANDING

with loft access.

BEDROOM 1

12' 2" x 9' 0" (3.71m x 2.74m) with window to rear, over stairs storage cupboard.



BEDROOM 2

12' 1" x 7' 8" (3.68m x 2.34m) with window to front.

BATHROOM

8' 11" x 5' 6" (2.72m x 1.68m) with tiled floor and fitted with a single shower unit with electric shower, bath with chrome taps, wc, vanity sink unit, heated towel rail.



OUTSIDE

To the front is an area of lawn with a concrete path and area of parking in front of the house. To the rear is a manageable south facing garden currently divided into three tiers, the first area being a crazy paved patio with retaining wall, a ramp leads to the second tier which is laid to lawn and then steps lead up to a rear gate leading to Harrier Lane.

GARAGE EN-BLOC

with manual up and over door.

COUNCIL TAX

Rother District Council
Band B £2,141.06



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.