



9 The Coppice,  
Battle,  
East Sussex,  
TN33 0UJ





## 9 The Coppice

Guide Price - £750,000 - £795,000. Uniquely situated on elevated ground at the end of a cul-de-sac and commanding fine rural views is this substantial detached single storey property that provides a large area of parking, enclosed south facing gardens and double integral garage, all within close proximity of the town centre and mainline station.

### Features

DETACHED BUNGALOW

4 BEDROOMS

CLOSE TO THE TOWN AND STATION

GATED ACCESS INTO BATTLE GREAT WOODS

CUL DE SAC LOCATION

SOUTH FACING GARDEN

PARKING AND GARAGE



## Description

Viewing is essential to appreciate this substantial four bedroom bungalow that occupies a wonderful location at the end of a cul-de-sac commanding fine views towards open countryside. The bungalow takes in a southerly aspect and inside enjoys generous accommodation arranged around a large reception hall. The principle living space has French doors opening to the garden and an opening to a separate dining area. The kitchen offers space for a dining table with a breakfast bar and separate utility room. There are up to four bedrooms with built in wardrobes and one with an en-suite shower room. The property has the benefit of double glazing and gas central heating and boasts attractive panelled doors and decorative coved ceilings with centre roses within the main living room. There is parking to the front, established gardens and an integral double garage. The whole is situated in a convenient location within close proximity of the town centre and mainline station with regular services to London Charing Cross.

## Directions

From our office in the High Street proceed in a southerly direction towards Hastings, proceeding up Battle Hill with Tesco Express on your right and shortly after the left hand bend turn left into Starrs Mead and proceed down the hill taking the second right hand turn into The Coppice where the property will be found at the end of the cul-de-sac.

What3Words:///dollars.martini.vintages



## **THE ACCOMMODATION COMPRISES**

Entrance porch with double glazed door through to

### **L SHAPED RECEPTION HALL**

with loft access, airing cupboard with slatted shelves and large cupboard with hanging rail and shelving.

### **CLOAKROOM**

with obscured window to front, part tiled and fitted with a vanity sink unit and low level wc.

### **KITCHEN**

17' 6" x 16' 5" (5.33m x 5.00m) max, a dual aspect room that is fitted with a range of base and wall mounted wood fronted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher,, fridge and a fitted double oven. There is a large area of working surface incorporating a 1 1/2 bowl acrylic sink with mixer tap and drainer and a four burner gas hob with extractor fan above. The kitchen offers a breakfast bar with ample space for a kitchen table with a separate storage cupboard and a door leading to



### **UTILITY ROOM**

8' 7" x 7' 1" (2.62m x 2.16m) with obscured window, fitted base unit with space and plumbing for appliances, stainless steel sink and wall mounted gas fired boiler. Door to outside.

### **L SHAPED LIVING/DINING ROOM**

Living Area 25' 1" x 13' 5" (7.65m x 4.09m) with window and sliding door onto patio and garden, decorative coving, decorative mantel with inset electric fire on a slate hearth and opening round to the Dining Area 17' 6" x 9' 6" (5.33m x 2.90m) with window to side, decorative coving and centre rail.

### **BEDROOM**

11' 8" x 10' 10" (3.56m x 3.30m) with window to rear, cupboard with hanging rail and shelving.

### **MASTER BEDROOM**

14' 10" x 11' 7" (4.52m x 3.53m) with window taking in views of the garden, fitted double and single wardrobes with hanging and shelving,





#### **EN-SUITE**

6' 2" x 5' 7" (1.88m x 1.70m) with obscured window to side, fully tiled and fitted with a panelled bath with shower and shower screen, low level wc and pedestal wash hand basin.

#### **BEDROOM**

10' 4" x 9' 8" (3.15m x 2.95m) with window to front, double wardrobe.

#### **BEDROOM**

10' 4" x 8' 5" (3.15m x 2.57m) with window to front.

#### **BATHROOM**

10' 4" x 5' 6" (3.15m x 1.68m) with obscured window to front, fully tiled and fitted with a panelled bath, low level wc, pedestal wash hand basin and corner shower with tiled enclosure.

#### **OUTSIDE**

The property is approached over a block paved driveway that leads to a large area of parking and turning with access to the garage. The rear gardens wrap around the property with paved pathways that open to a large area of patio. The gardens are predominantly fence enclosed with planted borders that boast an array of plants, shrubs and specimen trees. To one corner is a variety of timber sheds and a small kitchen garden area. There is a summer house and to the rear a large patio with steps up to an area of lawn that enjoys a southerly aspect. There is a gate leading directly into Battle Great Woods, To the other side a gate leads back round to the front of the property.

#### **DOUBLE GARAGE**

18' 4" x 17' 6" (5.59m x 5.33m) with two sets of electric up and over doors, window and glazed door to rear.

#### **COUNCIL TAX**

Rother District Council

Band G -£4,178.10







FLOOR 1

GROSS INTERNAL AREA  
 TOTAL: 170 m<sup>2</sup>/1,834 sq.ft  
 FLOOR 1: 170 m<sup>2</sup>/1,834 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

