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10 Sunny Rise, Battle, East Sussex, TN33 0GF
Four Bedroom Town House Near Claverham School £425,000



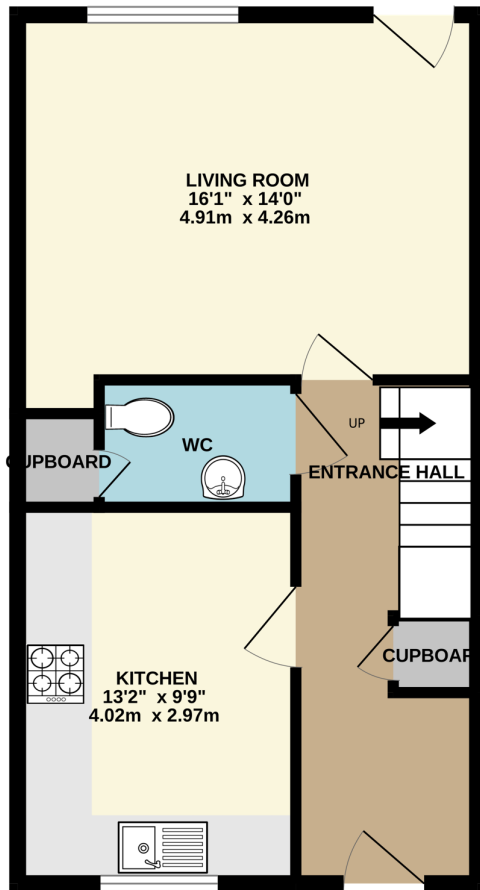


Property Cafe are delighted to offer for sale this spacious family home situated in the Historic town of Battle, just a short distance to Claverham community college, Battle Great Woods and the towns fantastic array of local independent shops, bars and resaurants. Internally the spacious accommodation is arranged over three floors and comprises of; Entrance hallway with under-stairs storage; Spacious lounge; Modern fitted kitchen with integrated oven/hob; Ground Floor WC; Stairs rising to the first floor landing offering two double bedrooms one with fitted wardrobes and en-suite shower room and a family bathroom comprising of bath with overhead shower, wash basin & WC The second floor consists of a further two well proportioned bedrooms and an additional shower room. In addition to this spacious home, the property also benefits from a low maintenance rear courtyard, off-road parking, gas fired central heating, double glazing, newly decorated throughout in neutral tones and is to be sold with no onward chain. We recommend you view at your earliest convenience.

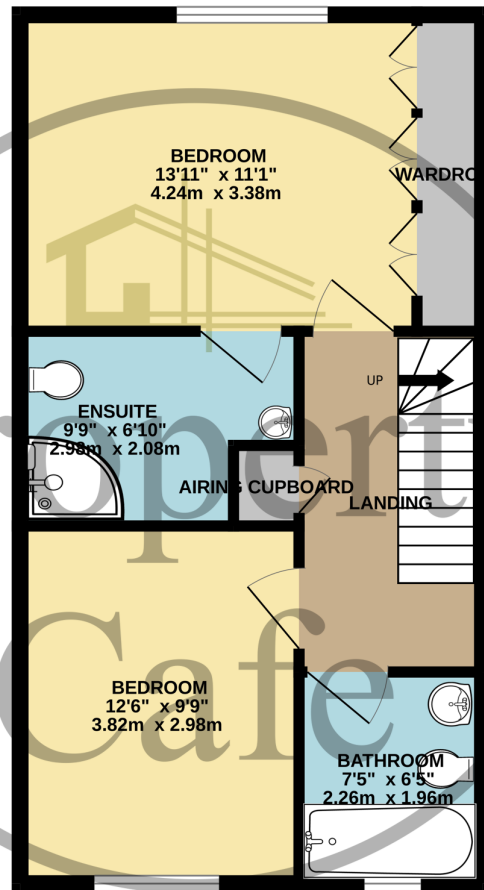
Sunny Rise is situated in a very quiet and convenient location of Battle benefitting from both a peaceful and convenient position only being a short walk to Claverham secondary school and Battle high street offering supermarkets, local shops, dentists & doctors surgeries in addition to its attractive country walks and historic Battle Abbey. In Addition there are excellent transport links including; Regular local bus services and Battle mainline train station offering regular services to London and Hastings, as well as easy access to the A21.



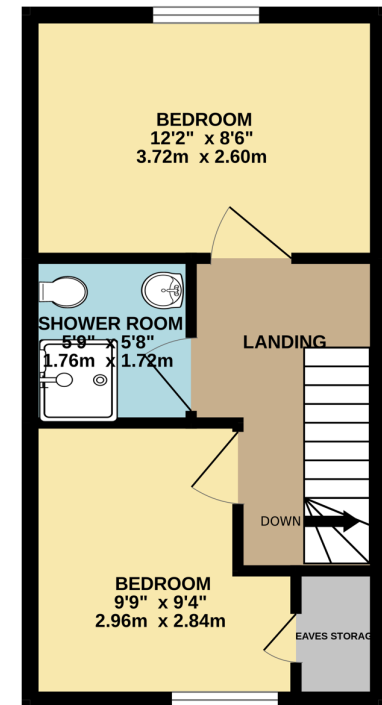
GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 sq.m.) approx.

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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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





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- Four Bedroom Townhouse For Sale
 - Modern Fitted Kitchen.
 - Master Bedroom With En-Suite
 - Two Family Bathrooms.
 - Ground Floor WC
 - Low Maintenance Courtyard Garden
- Private Allocated Parking To The Rear
 - Claverham Catchment Area
 - Excellent Decorative Order Throughout
 - Gas Central Heating & Double Glazed
 - Sold With No Onward Chain
 - Viewing Highly Recommended