

Campbell's Estate Agents  
74 High Street, Battle, East Sussex TN33 0AG  
tel: 01424 774774  
email: info@campbellsproperty.co.uk

# Campbell's

your local independent estate agent

www.campbellsproperty.co.uk

# Campbell's

your local independent estate agent



71 High Beech Chalet Park, Battle Road, St Leonards-on-Sea  
TN37 7BS

**£169,950**

**freehold**

A spacious detached chalet occupying a peaceful location with two double bedrooms, garden parking and no chain.

2 Double Bedrooms

Parking

Gardens to all sides

Peaceful Location

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1

The Property  
Ombudsman

rightmove.co.uk  
The UK's number one property website

onTheMarket.com



## Description

Occupying a tucked away location on the High Beech Chalet Park, this surprisingly spacious detached property enjoys a private feel with garden to all four sides. The kitchen is well fitted with a range of units providing ample storage. The reception room has double doors onto a private patio and is big enough for a dining table. Both the bedrooms are generous doubles with built in wardrobes and are served by a good sized bathroom.

High Beech Chalet Park is on the outskirts of St Leonards, close to all the amenities St Leonards has to offer, to include most High Street shops, bars, restaurant, beach and recreational facilities. The nearby market town of Battle has a mainline station with services to London Charing Cross. The property is offered to the market with no onward chain.

## Directions

From our offices in Battle High Street proceed in a southerly direction taking the 2nd exit at the 1st mini roundabout and the 1st exit at the 2nd mini roundabout. Continue on the Hastings Road and at Bannatynes roundabout take the 2nd exit on the Battle Road and take the 1st turning right into Washington Avenue. At 'T' junction turn left and continue onto the drive into High Beech Chalet Park.

## THE ACCOMMODATION

With approximate dimensions, is approached via a partially glazed door leading into the

## KITCHEN

13' 3" x 7' 0" (4.04m x 2.13m) With window to side and to the rear, variety of wall and base mounted units incorporating cupboards and drawers, wood effect work surfaces, two and a half bowl stainless steel sink drainer unit with mixer tap over, tiled splash back surround, five ring Belling ceramic hob, electric oven and grill, multiple power points, parquet flooring, recess for washing machine.

## LIVING ROOM

15' 8" x 11' 3" (4.78m x 3.43m) Large windows overlooking the garden, television aerial point. Door into BRIEF INNER HALLWAY with storage cupboard. Door to



## BATHROOM

8' 6" x 4' 5" (2.59m x 1.35m) Pedestal wash hand basin, close panelled bath with electric shower over, WC, tiled walls, electric heated towel rail, window to rear.

## BEDROOM ONE

11' 4" x 8' 11" (3.45m x 2.72m) Window to the rear of the property, built in wardrobes.



## BEDROOM TWO

11' 1" x 9' 1" (3.38m x 2.77m) Window to side of the property, built in wardrobes.



## OUTSIDE

The property enjoys established gardens to all sides. Adjacent to the property is a patio area overlooking a communal green space. The property is tucked away and has a private feel.



## SERVICE CHARGE

£500 per annum payable to High Beech Chalet Park Management for lighting, pathways, upkeep of communal grounds etc.

**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.