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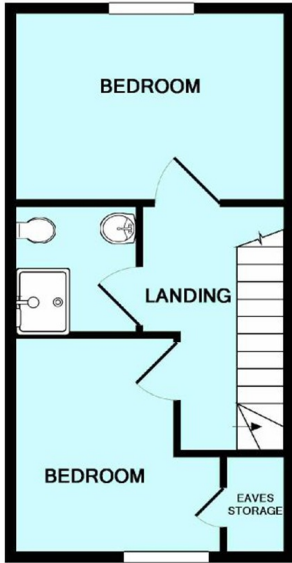
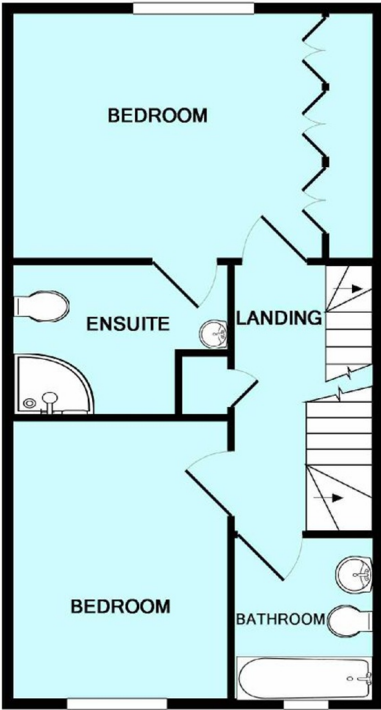
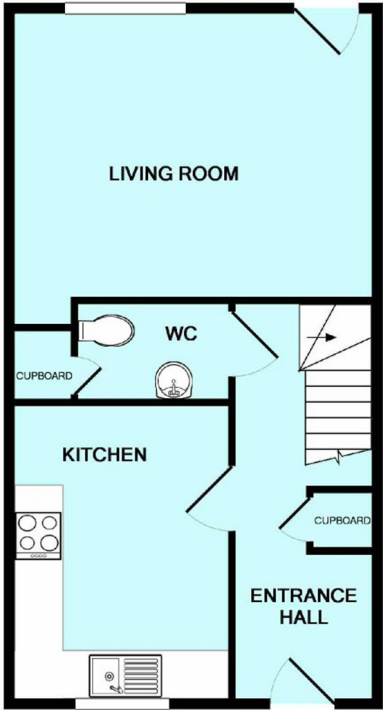
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TOTAL APPROX. FLOOR AREA 1277 SQ. FT. (118.6 SQ. M.)  
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10 Sunny Rise, BATTLE TN33 0GF

£425,000 freehold

Tucked away in a small development close to Battle Town Centre, this attractive four bedroom town house is surprisingly spacious with well presented accommodation laid out over three floors and has the benefit of parking, courtyard garden and has the use of communal gardens. NO ONWARD CHAIN.

- |                    |                 |                         |                        |
|--------------------|-----------------|-------------------------|------------------------|
| Living/Dining Room | Kitchen         | Cloakroom               | 2 First Floor Bedrooms |
| 1 with En Suite    | Family Bathroom | 2 Second Floor Bedrooms | Shower Room            |





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## Description

10 Sunny Rise is a surprisingly spacious and well presented town house with accommodation spread over three floors. There is a spacious hallway leading through to a large reception room with a door that gives access onto the courtyard garden. The kitchen is a modern suite with a southerly aspect over the well presented communal gardens. To the first floor, the master suite enjoys an en-suite bathroom. There is a further double bedroom and a family bathroom. To the second floor there are two further bedrooms and a shower room. The property has the benefit of allocated parking to the rear of the property and is offered to the market with no onwads chain. The property is situated in a small development of similar properties that were constructed in 2008 and property is situated close to Claverham Community College and is within a level walking distance of Battle High Street which enjoys a comprehensive range of amenities including local shops, supermarket, doctors, dentist and veterinary practice. There is also a mainline station which offers services to London Charing Cross. The area is generally well served for recreational facilities and areas of Outstanding Natural Beauty and sites of historical interest. Viewing highly recommended.

## Directions

From our office in Battle High Street proceed in a northerly direction taking the second turning at the roundabout into North Trade Road. Proceed along passing Claverham College on your left and Sunny Rise will be found along on the right hand side. Turn into the development and follow the road round to the left.

**THE ACCOMMODATION** with approximate room dimensions is approached via a **DOUBLE GLAZED DOOR** with outside light to:

## GROUND FLOOR

### RECEPTION HALL

17' 3" x 6' (5.26m x 1.83m) max including stairs rising to first floor landing with large understairs storage cupboard, coving, radiator, oak flooring.

### CLOAKROOM

part tiled with oak flooring, coving, extractor fan, pedestal wash hand basin, low level wc and built in cupboard with space and plumbing for washing machine with shelving above.

## LIVING/DINING ROOM

14' 1" x 12' 9" (4.29m x 3.89m) with window and door to rear courtyard, coving, oak flooring, radiator and display recess with lighting.

## KITCHEN

12' 1" x 7' 7" (3.68m x 2.31m) with window to front, coving, recessed lighting, tiled flooring and fitted with a comprehensive range of base and wall mounted kitchen units providing cupboards and drawers with integrated fridge/freezer, slimline dishwasher and fitted stainless steel oven. There is an extensive area of working surface incorporating a single stainless steel sink with mixer tap and drainer, a four burner gas hob with extractor fan above, under unit tiling and lighting and a wall mounted gas fired boiler.

## FIRST FLOOR LANDING

with coving, airing cupboard with slatted shelves.

## MASTER BEDROOM

14' x 11' (4.27m x 3.35m) with windows to front, coving, radiator and extensive range of fitted wardrobes.



## EN SUITE

part tiled with tiled floor, coving, recessed lighting, extractor fan and fitted with a corner glazed shower with tiled enclosure, low level wc and pedestal wash hand basin with mirror, light and shaver point above. Heated towel rail.

## BEDROOM 3

12' 1" x 7' 4" (3.68m x 2.24m) with window to front, coving, radiator.

## BATHROOM

with obscured window to front, tiled floor, part tiled walls and fitted with a white panelled bath with shower and shower screen, low level wc and pedestal wash hand basin with mirror, light and shaver point above. Heated towel rail.

## SECOND FLOOR LANDING

with coving

## BEDROOM 2

11' 9" x 10' 5" (3.58m x 3.18m) with Velux window to rear, loft access, radiator, engineered oak flooring and range of fitted wardrobes and drawers.

## BEDROOM 4

9' 8" x 9' 2" (2.95m x 2.79m) max with window to front, engineered oak flooring, coving, radiator, eaves storage space.

## SHOWER ROOM

with coving, extractor fan, recessed lighting, fully tiled and fitted with a corner glazed shower, low level wc and pedestal wash hand basin with mirror above.



## OUTSIDE

The property is approached over a private road which leads to an allocated parking space to the rear of the house. In addition there is visitors parking. The development offers a variety of areas of communal gardens, predominantly set out to the front, enclosed with a mature laurel hedge and offering a wide expanse of grass interspersed with specimen trees and shrubs. To the rear is a private enclosed patio area giving direct access to the parking. There is a communal maintenance charge for the upkeep of the grounds of £300 per annum.

**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.