

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

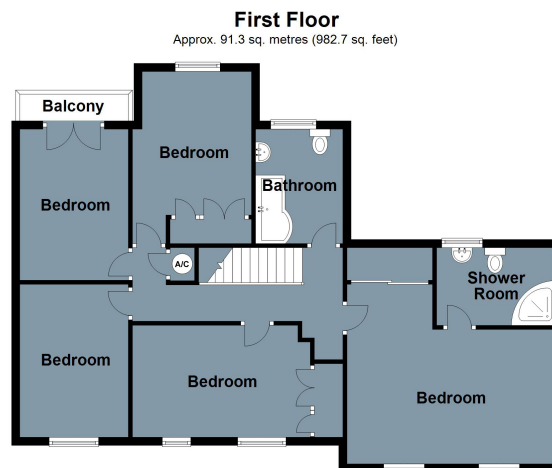
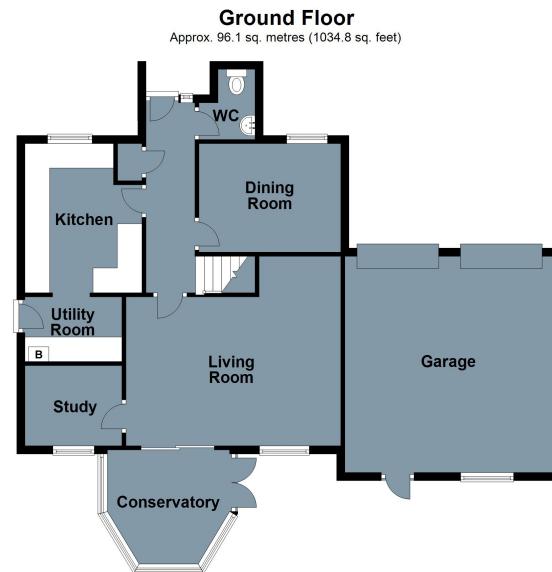
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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 72 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |



Total area: approx. 187.4 sq. metres (2017.5 sq. feet)
 For illustration purposes only - not to scale



8 Dukes Hill BATTLE, East Sussex TN33 0LD

£625,000 freehold

A well presented and tastefully decorated five bedroom detached family home with double garage, ample parking and located close to Battle town centre and schools.

Detached Home

5 Bedrooms

Double Garage

Cul-de-Sac Location



Description

8 Dukes Hill has been lovingly and extensively refurbished throughout its current ownership and is now presented in immaculate order throughout having been tastefully decorated with modern kitchen and bathroom suites. The versatile accommodation is currently configured as having five double bedrooms, the master enjoying an en-suite shower room, and one currently being used as an office with double doors opening out onto a balcony taking in pleasant views. The kitchen is fitted with attractive Shaker style units and the useful utility room gives access to the side. There is a separate dining room and living room with the addition of a conservatory enjoying views over the landscaped gardens. The property is situated in a quiet cul-de-sac location with easy access to Battle town centre with a large range of local owned shops, bars and restaurants, a mainline station with regular services to London Charing Cross and good schools, both primary and secondary, private and comprehensive. There are many sites of historic interest and recreational facilities. Viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a northerly direction taking the third exit at the roundabout onto the A2100 London Road. Proceed down turning right into Virgins Lane and right again into Bowmans Drive. Proceed up the hill turning left into Dukes Hill where the property will be found along on the right hand side.

What3Words:///surfaces.crystal.ferried

THE ACCOMMODATION COMPRISES

A covered entrance porch with partially glazed door to

SPACIOUS ENTRANCE HALL

with radiator, laminate flooring and stairs leading to the first floor with storage cupboard.

CLOAKROOM

with window to front, tiled floor and walls and fitted with a vanity unit incorporating a wash hand basin, wc, heated towel rail.

KITCHEN

12' 0" x 9' 5" (3.66m x 2.87m) with window to front, tiled floor, recessed lighting and fitted with a wide range of base and wall mounted Shaker style kitchen cabinets incorporating cupboards and drawers, integrated dishwasher and Bosch electric oven. There are granite effect working surfaces incorporating a 4 ring gas hob with extractor above and a 1 1/2 bowl sink with mixer tap and drainer. An archway leads to

UTILITY ROOM

7' 9" x 5' 0" (2.36m x 1.52m) with door to side, tiled floor, recessed lighting, wall mounted gas boiler, further Shaker style base and wall mounted cabinets with integrated freezer, granite effect working surfaces incorporating a stainless steel sink with mixer tap and drainer, space and plumbing for a washing machine.

DINING ROOM

11' 7" x 8' 8" (3.53m x 2.64m) with window to front, laminate flooring.



LIVING ROOM

17' 3" x 11' 11" (5.26m x 3.63m) plus recess, with window to rear, centered around a working gas fire with Portuguese limestone surround, hearth and mantel, tv and telephone points, laminate flooring, door to study and sliding door to

CONSERVATORY

10' 0" x 9' 5" (3.05m x 2.87m) a triple aspect room with double doors onto the garden, ceramic tile flooring.

STUDY

7' 9" x 6' 5" (2.36m x 1.96m) with window to rear, laminate flooring.

FIRST FLOOR LANDING

with airing cupboard, radiator and loft acces.

BEDROOM 1

16' 7" x 14' 2" (5.05m x 4.32m) max with two windows to rear, built in double wardrobes, tv and telephone points, door to



EN-SUITE

9' 7" x 6' 2" (2.92m x 1.88m) with window to front, tiled floor with under floor heating, tiled walls and fitted with a shower cubicle with electric shower fitting, pedestal wash hand basin, wc, heated towel rail.

BEDROOM 2

14' 5" x 8' 10" (4.39m x 2.69m) with two windows to rear, fitted wardrobe, tv point.



BEDROOM 3

10' 11" x 9' 7" (3.33m x 2.92m) with window to front, double wardrobe, tv point.

BEDROOM 4

12' 0" x 8' 8" (3.66m x 2.64m) with window to rear.

BEDROOM 5

12' 2" x 8' 8" (3.71m x 2.64m) with double doors out onto a balcony taking in countryside views.

FAMILY BATHROOM

8' 9" x 6' 3" (2.67m x 1.91m) with window to front, tiled floor with under floor heating and fitted with a panelled bath with shower attachment, pedestal wash hand basin, wc, heated towel rail.

GARAGE

17' 6" x 6' 9" (5.33m x 2.06m) with two electric up and over doors, window and courtesy door to rear garden, power and light.

OUTSIDE

To the front is a block paved driveway providing off road parking for several vehicles and giving access to the garage. The front garden is landscaped and enclosed with a beech hedge. A side access leads to the rear garden which is landscaped with a small patio area. The garden is terraced with a combination of sleeper and brick retaining walls. The garden offers a good deal of privacy and a courtesy door leads back to the garage. There is also a shed.

COUNCIL TAX BAND

Rother District Council
Band F - £3437.72 (2023/24)

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.