

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Ground Floor

Approx. 114.4 sq. metres (1231.0 sq. feet)



Total area: approx. 114.4 sq. metres (1231.0 sq. feet)
 For illustration purposes only - not to scale



Tollgate Cottage, 57 North Trade Road, Battle, East Sussex TN33 0HS **£475,000 freehold**

Occupying a convenient location within a level walk of the town centre, this detached three bedroom single storey property sits in a secluded garden with the benefit of two garages and off road parking.

Detached Bungalow
 Off Road Parking

3 Bedrooms
 Convenient Location

2 Garages

Established Gardens

Description

Viewing is recommended of this detached three bedroom single storey property that is set back off a private lane amidst mature and established gardens. Inside the generous accommodation provides three reception rooms including a garden room that enjoys a southerly aspect. The three bedrooms are all doubles and the whole benefits from gas central heating and double glazing. Outside there are two garages, off road parking as well as a greenhouse and summerhouse.

NOTES:

1. We understand the property may contain asbestos and we await the results of an asbestos survey.
2. The property has a right of way over the private lane and may be liable for insurance.

Directions

From our office in Battle High Street proceed in a northerly direction taking the second exit at the roundabout into North Trade Road. Proceed along towards Claverham School and the entrance to the private road will be found along on the left hand side before the school and opposite the entrance to Highgrove.

What3Words: ///twig.inflates.rather

THE ACCOMMODATION COMPRISES

A double glazed door to

ENTRANCE PORCH

5' 0" x 4' 9" (1.52m x 1.45m) with double glazed door to

KITCHEN

12' 3" x 8' 4" (3.73m x 2.54m) a double aspect room fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces for appliances. There is a good sized area of working surface with a stainless steel sink with mixer tap and drainer and a wall mounted gas fired boiler.

DINING ROOM

14' 3" x 12' 0" (4.34m x 3.66m) with window to side and feature brick fireplace (not in use). An archway leads round to



SITTING ROOM

13' 0" x 10' 9" (3.96m x 3.28m) with window to side, recessed niche with cupboard, glazed door to

GARDEN ROOM

24' 0" x 8' 2" (7.32m x 2.49m) enjoying views of the patio and garden with door through to the side porch and outside.



INNER HALL

23' 2" x 3' 10" (7.06m x 1.17m) with access to a large loft space that is partly boarded and may offer potential subject to any necessary consent.

SHOWER ROOM

8' 4" x 5' 10" (2.54m x 1.78m) part tiled and fitted

BEDROOM

12' 1" x 11' 7" (3.68m x 3.53m) a double aspect room.



BEDROOM

12' 0" x 8' 8" (3.66m x 2.64m) with window to side, fitted shelf.

BEDROOM

12' 0" x 10' 9" (3.66m x 3.28m) with window to side.

GARAGE 1

17' 4" x 7' 7" (5.28m x 2.31m) with parking to side.

GARAGE 2

15' 9" x 8' 0" (4.80m x 2.44m) currently fenced off and used as a workshop.

OUTSIDE

The property is approached over a private road to an area of parking with access to the two garages. From the parking area a pedestrian gate and winding path lead to the front door. The gardens wrap around the property providing areas of level lawn interspersed with specimen trees and planted shrubs. The garden is hedge and fence enclosed and incorporates a GREENHOUSE, SUMMER HOUSE AND SHED 18' 2" x 8' 10" (5.54m x 2.69m) with power and light. The side garden provides a small kitchen garden with an archway that leads through to the rear patio that is paved with an attractive rockery and takes in a southerly aspect.

COUNCIL TAX

Rother District Council
Band E £3,063.94



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.