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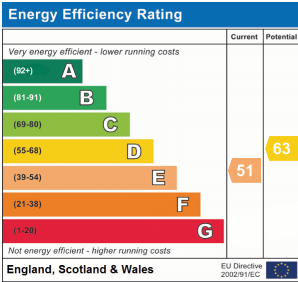
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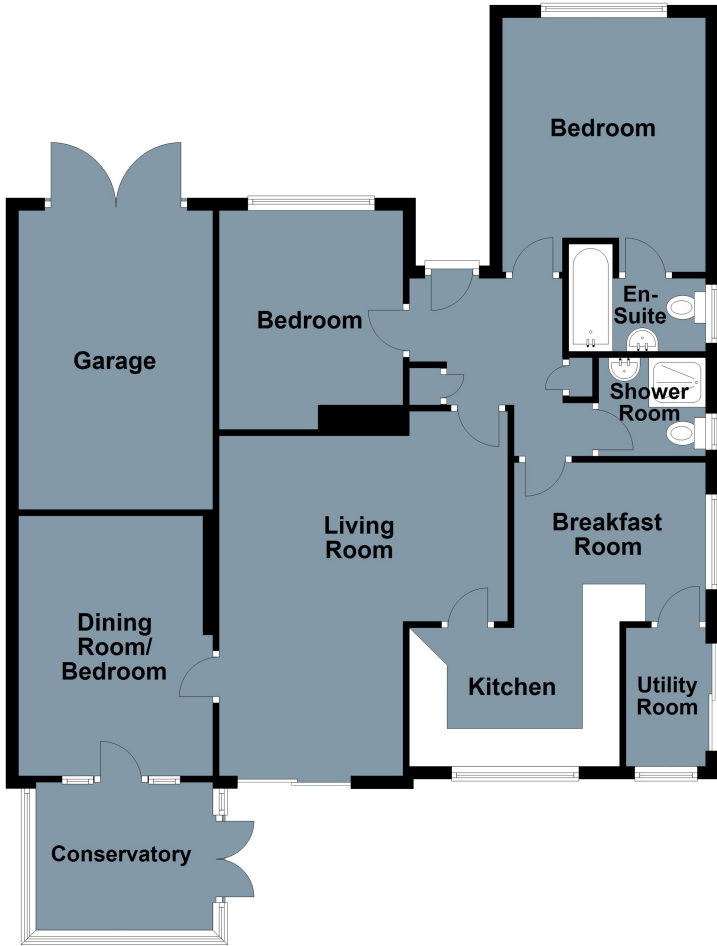
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Ground Floor
Approx. 113.2 sq. metres (1218.1 sq. feet)



Total area: approx. 113.2 sq. metres (1218.1 sq. feet)
For illustration purposes only - not to scale



Newlands, Skinners Lane, Catsfield, East Sussex TN33 9DN **£399,950 freehold**

A well presented two/three bedroom detached bungalow backing onto fields in the picturesque village of Catsfield with off-road parking and single garage.

- | | | | |
|-------------------|--------------------------|------------------|--------------------------|
| Detached Bungalow | 2/3 Bedrooms | Single Garage | Established Gardens |
| 2 Bathrooms | Backing onto Open Fields | Village Location | Claverham Catchment Area |

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Description

Tucked away in the heart of a picturesque village, this delightful two/three bedroom detached bungalow offers both comfort and convenience, with open fields stretching out to the rear and a welcoming community right on the doorstep. The accommodation comprises an entrance hall, a bright sitting room, dining room/third bedroom, and a conservatory with underfloor heating. The kitchen/breakfast room enjoys views over the garden, while a practical boot/utility room adds everyday convenience. There are two well-proportioned bedrooms, including one with an en-suite bathroom, as well as a separate shower room. Outside, the property benefits from ample off-street parking, a single garage, and a beautifully planted southerly-facing rear garden that enjoys sunshine throughout the day and backs directly onto fields, perfect for those who love peace and privacy. The village itself offers a shop/post office, an excellent primary school, and a welcoming public house, with the sought-after Claverham School catchment also covered. Just a short drive away lies the historic market town of Battle, with its mainline station providing convenient links to London and beyond. This charming home combines the best of village living with easy access to amenities and transport, an ideal choice for those seeking a peaceful rural lifestyle.

Directions

On entering Catsfield village from Battle, passing the pub on the right hand side, take the turning right into Skinners Lane. The property will be found a short way along on the right hand side.

What3Words: ///running.cherubs.trembles

THE ACCOMMODATION

Is approached via a tarmac driveway leading to a covered entrance with external lighting, wooden and glazed door leading into

ENTRANCE HALL

8' 7" x 6' 1" (2.62m x 1.85m) extending to 9' 8" (2.95m) Built in storage cupboard, additional airing cupboard, single radiator, thermostatic control for central heating.

SITTING ROOM

15' 1" x 18' 1" (4.60m x 5.51m) narrowing to 11' 1" (3.38m) Double glazed sliding doors for access and outlook over the garden, two radiators, feature fireplace, combination of laminate and carpet flooring, wooden and glazed door leading through into

DINING ROOM

10' 1" x 13' 3" (3.07m x 4.04m) Double glazed windows and wooden and glazed door giving access into the conservatory, two radiators.



CONSERVATORY

8' 2" x 10' 3" (2.49m x 3.12m) Of brick and wooden double glazed construction with a delightful outlook over the rear garden, door to garden, tiled floor, under floor heating.



KITCHEN/BREAKFAST ROOM

15' 5" x 10' 0" (4.70m x 3.05m) max, reducing to 8' 4" (2.54m) Double aspect with double glazed windows to rear and side, fitted with a comprehensive range of wall and base mounted units, rolled top laminate work surface, one and a half bowl stainless steel sink with mixer tap and drainer, integral eye level oven, electric hob with extractor over, space for slimline dishwasher, space for base mounted fridge and freezer, tiled flooring, ceiling lighting, radiator, ample space for breakfast table, doors to entrance hall and sitting room, stable style glazed door to

UTILITY ROOM/BOOT ROOM

6' 5" x 4' 2" (1.96m x 1.27m) Double glazed window to rear aspect, double glazed sliding doors to garden, tiled flooring, space for washing machine and tumbledryer, wall lighting.

BEDROOM ONE

10' 9" x 13' 1" (3.28m x 3.99m) max, window to front aspect, laminate flooring, radiator.



EN-SUITE BATHROOM

7' 2" x 5' 6" (2.18m x 1.68m) Reducing to 3' 10" (1.17m) Double glazed obscured window to side aspect, fitted with a low level wc, pedestal wash basin with mixer tap, panelled bath with shower attachment and shower screen, chrome heated towel rail, part tiled walls, shaving point.

BEDROOM TWO

9' 7" x 11' 11" (2.92m x 3.63m) max, window to front aspect, radiator, loft access with pull down ladder to boarded loft area with light.

SHOWER ROOM

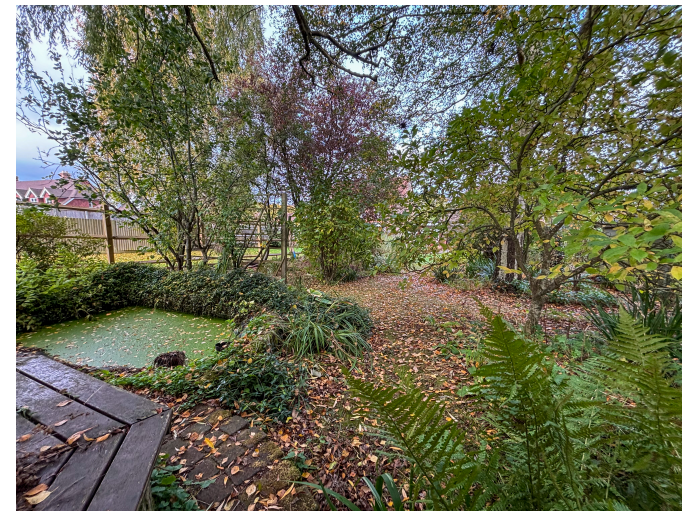
5' 7" x 5' 2" (1.70m x 1.57m) Double glazed obscured window to side aspect, fitted with a low level wc, pedestal wash basin with mixer tap, shower cubicle with electric Triton shower, part tiled walls, chrome heated towel rail, extractor fan.

GARAGE

15' 4" x 8' 7" (4.67m x 2.62m) Modern metal barn style door, power and lighting, additional loft access.

OUTSIDE

The front garden is predominantly laid to tarmac driveway with mature shrub planted borders and an area laid to lawn. To the rear of the property the garden is a particular feature, enjoying a sunny southerly aspect and fence enclosed, accessed from either side of the property, large paved terrace making an ideal seating area, level lawn with well stock mature flower and shrub planted borders with an additional pergola covered seating area and pathway leading to a timber shed and raised vegetable patch. Path continues to the rear of the garden where there is a wildlife pond and a built in seating area, a private spot under mature trees and enjoying views over neighbouring farmland.



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.