

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

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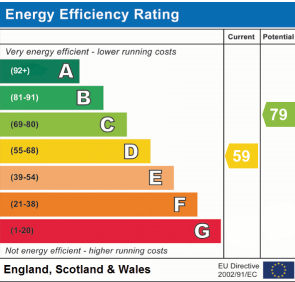
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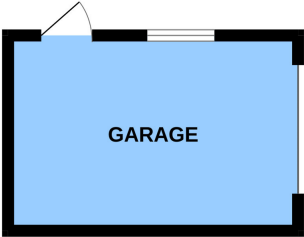
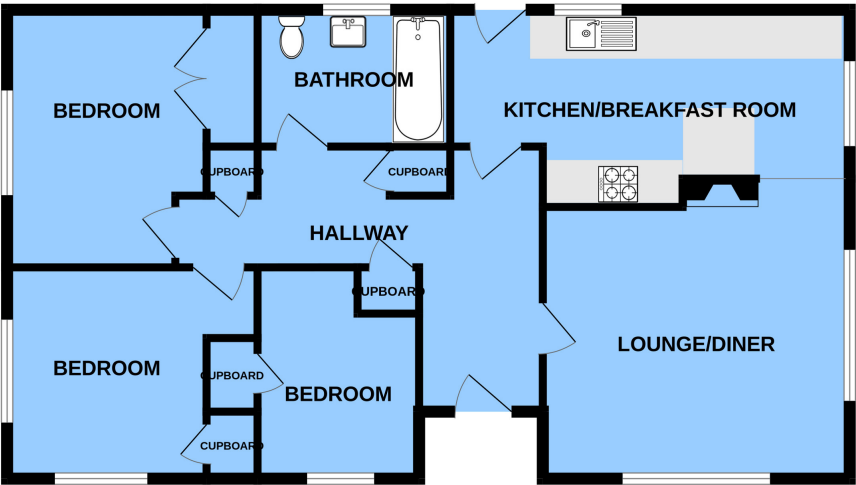
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GROUND FLOOR



2 Norman Close, Battle, East Sussex TN33 0BD

oio £435,000 freehold

An immaculately presented detached three bedroom bungalow in a quiet cul-de-sac location within walking distance of Battle High Street, schools and mainline station.

Detached Bungalow  
Popular Cul-de-Sac

3 Bedrooms  
Convenient Location

Level garden

Garage



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## Description

Situated at the top of the cul-de-sac, this detached bungalow has been improved by the current owners to include a recently re-fitted kitchen and bathroom and is now presented in tasteful decorative order throughout. Most of the rooms have a double aspect making this property feel bright and spacious, the recently fitted kitchen has integrated appliances and a breakfast bar and the lounge is centered around an electric fireplace and is large enough for a dining table. All three bedrooms, two doubles and a single, have built in wardrobes and the spacious family bathroom has been re-fitted with a modern suite. Outside there is off road parking for several cars, a garage and to the rear a good sized area of garden enjoying a westerly aspect.

Norman Close is situated a short distance from Battle High Street which has a comprehensive range of amenities including independent shops, doctors surgery, dentist, bars and restaurants. The mainline station with regular services to London Charing Cross and the coast at Hastings, is just a short walk from the property and the area is well served for schools, both comprehensive and private at primary and secondary levels and viewing is highly recommended.

## Directions

From our office in Battle High Street, proceed in a southerly direction turning left at the mini roundabout into Marley Lane and proceed down turning left just before the level crossing into Norman Close. Bear left at the fork and No 2 will be round at the end of the cul-de-sac.

What3Words: ///middle.detonated.making

## THE ACCOMMODATION COMPRISES

A covered entrance porch with partially glazed front door leading to

## SPACIOUS ENTRANCE HALL

with laminate flooring, radiator, 3 storage cupboards and loft access.

## KITCHEN

18' 1" x 10' 0" (5.51m x 3.05m) max, a double aspect room with window to front and glazed door and window to rear garden, recessed lighting and fitted with a range of base and wall mounted Shaker units incorporating cupboards and drawers with areas of quartz working surfaces incorporating a 1 1/2 bowl sink with mixer tap and drainer and breakfast bar. There is a 5 ring gas hob with extractor over, integrated Bosch electric oven, microwave, wine cooler and dishwasher and space for an American style fridge/freezer. The kitchen opens into

## RECEPTION ROOM

14' 5" x 11' 8" (4.39m x 3.56m) also accessed from the hallway, a double aspect room with window to front and driveway, centered around a red brick fireplace with electric fire and wooden mantel, laminate flooring.



## BEDROOM 1

11' 6" x 10' 10" (3.51m x 3.30m) a double aspect room with window to rear garden and driveway, built in wardrobe.



## BEDROOM 2

10' 11" x 8' 8" (3.33m x 2.64m) with window to rear, panelled walls, built in double wardrobe.

## BEDROOM 3

10' 0" x 7' 11" (3.05m x 2.41m) with window to driveway, panelled walls and built in cupboard.

## FAMILY BATHROOM

8' 10" x 5' 5" (2.69m x 1.65m) with window to rear garden, recessed lighting, part tiled walls and fitted with a vanity sink unit, wc, panelled bath with shower attachment over and shower screen, heated towel rail.



## OUTSIDE

To the front is a tarmac driveway providing parking for several cars and access to the garage. There is an area of lawn with mature hedged borders and a side gate gives access to the rear garden which backs onto the Cemetery. The largest part of the rear garden is westerly facing, L shaped and wraps around two sides of the property. The rear of the garden is fence enclosed and the side has hedging, all offering a good level of privacy. There is a flower bed and a raised deck area adjacent to the kitchen.

## GARAGE

17' 6" x 8' 11" (5.33m x 2.72m) with up and over door, courtesy door to rear garden, power and light.

## COUNCIL TAX

Rother District Council  
Bad D - £2,506.86

**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.