

Campbell's Estate Agents  
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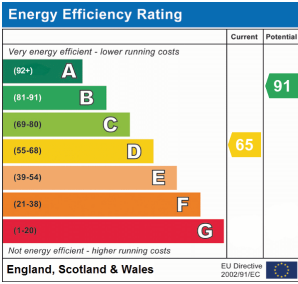
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183 4 Cherry Tree Cottages, Hastings Road, BATTLE TN33 0TS

£285,000 freehold

An attractive 2 bedroom end of terrace period cottage that enjoys a large area of garden with space and potential for an extension subject to any necessary consent and with the benefit of a private driveway and off road parking.

End of Terrace Cottage

2 Bedrooms

Private Driveway

Large Garden



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## Description

This attractive end of terrace two bedroom period cottage presents colour washed elevations below a slate roof with double glazing and gas central heating with a recently replaced boiler and fuse board. The kitchen has space for a breakfast table and has double doors that open out onto the garden. There is also a living room and to the first floor are 2 bedrooms and a separate bathroom. Outside there is a larger than average area of garden that wraps around the side and rear of the property where it is considered there is potential for an extension, subject to any necessary consent. In addition the property also owns a private driveway that leads to the side of the property and the neighbouring property has a right of way to access their parking space as per the attached plan. Viewing is highly recommended and the property is available with no onward chain.

NOTE: There is a right of way across the front of the cottage to the neighbouring property.

## Directions

From our office in Battle High Street proceed in a southerly direction along Hastings Road towards Hastings. The property will be found some distance along on the left hand side just before the sharp left hand bend clearly indicated by our For Sale board.

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## THE ACCOMMODATION COMPRISES

A covered porch with panelled and glazed door to

## ENTRANCE HALL

with stairs rising to first floor landing.

## LIVING ROOM

10' 8" x 10' 0" (3.25m x 3.05m) with window to front, understairs storage cupboard and archway leading to

## KITCHEN/BREAKFAST ROOM

13' 6" x 7' 7" (4.11m x 2.31m) with window and double doors to patio and garden, quarry tiled flooring and fitted with a range of base and wall mounted units with spaces for appliances. There is a built in low level oven, an area of working surface with a 4 ring hob and extractor fan and a cupboard concealing a gas fired boiler.



## FIRST FLOOR LANDING

## BATHROOM

6' 0" x 5' 0" (1.83m x 1.52m) with window to rear, panelled bath with tiled enclosure, low level wc, wash hand basin, mirror fronted cabinet above.

## BEDROOM

10' 9" x 9' 9" (3.28m x 2.97m) plus recess 3' 0" x 2' 6" (0.91m x 0.76m) with window to front, loft access.



## BEDROOM

8' 0" x 7' 2" (2.44m x 2.18m) with window taking in views to the rear.

## OUTSIDE

The property is approached over a pedestrian gate with steps down to the front door. The front garden is enclosed with mature hedging and mature shrubs. The garden wraps around the side, enclosed with mature hedging, areas of lawn, specimen trees and to the rear is a further large area of lawn with a timber shed, concrete patio and pathway round to the parking space. Parking Plan below.



Site plan.

## COUNCIL TAX

Rother District Council  
Band C - £2,336.76



**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.