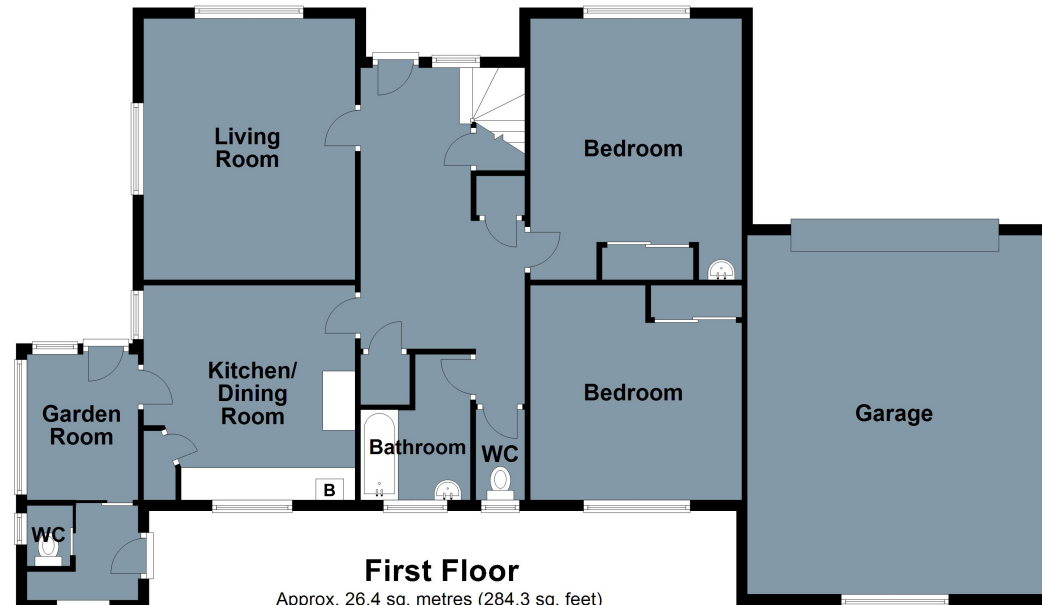


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

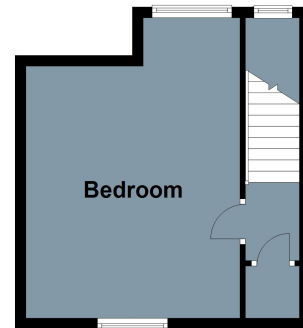
Ground Floor

Approx. 143.2 sq. metres (1541.9 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.3 sq. feet)



Total area: approx. 169.7 sq. metres (1826.2 sq. feet)
 For illustration purposes only - not to scale



Coverpoint, Caldbec Hill, Battle, East Sussex TN33 0JR

£599,950 freehold

Set in an enviable elevated location at the top of Caldbec Hill taking in wonderful views this 3 bedroom detached chalet style property sits amidst established gardens with ample parking and within just a short walk of the historic town.

Detached Chalet Style Property

3 Bedrooms

Established Gardens

Garage

Close to the High Street

Wonderful Views

Description

Viewing is essential to appreciate the location of this spacious detached chalet style property that was built in 1968 and now requires general modernisation. Approached over a long driveway the property stands elevated on Caldbec Hill with wonderful views over the town and beyond. Inside the accommodation is arranged around a generous reception hall and the accommodation is considered to be flexible with a large living room, kitchen and two bedrooms to the ground floor and to the first floor is a generous bedroom and large attic room. The whole is thought to offer potential to be extended and altered to suit individual requirements, subject to any necessary consent, and viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a northerly direction turning right into Mount Street and proceed along and up Caldbec Hill where the property will be found near the top of the hill on the right hand side, indicated by our For Sale board.

What3Words:///advancing.shortens.cultivation

THE ACCOMMODATION COMPRISES

A covered porch with tiled floor and double glazed door to

RECEPTION HALL

17' 1" x 10' 0" (5.21m x 3.05m) with stairs rising to first floor; two understairs cupboards, separate airing cupboard with slatted shelvings.

LIVING ROOM

15' 10" x 13' 0" (4.83m x 3.96m) a double aspect room with central tiled open fireplace.



KITCHEN

13' 0" x 12' 10" (3.96m x 3.91m) a dual aspect room with picture window taking in far reaching views, tiled flooring, larder cupboard and range of base and wall mounted wood fronted kitchen cabinets incorporating cupboards and drawers with space and plumbing for appliances. There is a working surface incorporating a 2 1/2 bowl acrylic sink with mixer tap, space for a breakfast table and door to

SIDE PORCH

15' 2" x 7' 5" (4.62m x 2.26m) incorporating a partitioned wc and door to rear patio and garden.

BATHROOM

8' 9" x 6' 8" (2.67m x 2.03m) max incorporating a panelled bath with tiled enclosure, shower over and shower curtain, pedestal wash hand basin.

WC

with obscured window to rear, part panelled and fitted with a low level wc.

BEDROOM

13' 0" x 12' 10" (3.96m x 3.91m) with picture window taking views over the garden and beyond, double sliding wardrobe cupboard with hanging and shelving.



BEDROOM

16' 0" x 12' 10" (4.88m x 3.91m) with large picture window to front, double sliding wardrobe cupboard with hanging and shelving, vanity sink unit.

FIRST FLOOR LANDING

with large storage cupboard and door leading to

LARGE ATTIC SPACE

16' 8" x 6' 5" (5.08m x 1.96m) overall with potential for conversion subject to any necessary consent.

BEDROOM

15' 4" x 13' 0" (4.67m x 3.96m) with window to front and Velux window to rear.

GARAGE

21' 10" x 18' 0" (6.65m x 5.49m) with sectional electric up and over door, power and light and large picture window to rear.

OUTSIDE

The property is approached over a driveway that rises up to a turning circle which boasts an array of plants, shrubs and specimen trees in front of the property, the whole being enclosed with hedging and fencing. To the side access is given to the garage and to each side of the property. To the rear is a raised patio with steps down to the lawn which gently falls away being enclosed with mature hedging. There is a kitchen garden flowerbed, timber shed, greenhouse and a good sized area of lawn.

NOTE. The driveway is owned by Coverpoint but there is a right of way over the initial part of the entrance. In addition 1 and 2 Wingrove Cottages have a 12' right of way along the right hand spur of the driveway.



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.