



Two Ways,
Oakhurst Road,
Battle,
East Sussex,
TN33 0JL



Oakhurst Road

A spacious semi-detached four bedroom family home that occupies a favoured location close to the Town Centre and mainline station with gardens to the front and rear, off-road parking and large detached studio/summerhouse.

Features

SEMI-DETACHED FAMILY HOME

3 RECEPTION ROOMS

FRONT AND REAR GARDENS

4 BEDROOMS

LARGE DETACHED
STUDIO/SUMMERHOUSE

CLOSE TO TOWN CENTRE



Description

Viewing is essential to appreciate this spacious three reception room, four bedroom semi-detached family home that occupies a desirable location between Whatlington Road and Oakhurst Road. The accommodation has been extended and altered over the years and creates a versatile home. The main living room has a wood burning stove and opens into the dining room. The kitchen opens into the breakfast room with views of the garden and there is a home office/games room as well as a ground floor bathroom. The four bedrooms are all generous, the main with its own en-suite and outside there is a detached studio/garden room which looks out onto established gardens. To the front there is parking and to the rear a pedestrian gate gives direct access to Whatlington Road.

Directions

From our office in the High Street, travel north along the High Street and turn right into Mount Street, continue up Caldbec Hill onto Whatlington Road. Turn left before reaching the bend into Oakhurst Road where the property will be found shortly along on the left hand side.
What3Words: [///cringe.encrypted.shaky](https://www.what3words.com/?w3w=///cringe.encrypted.shaky)



THE ACCOMMODATION

Comprises Covered Porch with double glazed door to

RECEPTION HALL

With staircase rising to first floor landing, large under stairs storage cupboard housing the wall mounted gas fired boiler.

BATHROOM

13' 1" x 6' 0" (3.99m x 1.83m) Window to front, tiled floor, part tiled walls, fitted with a white curved panelled bath with centre taps, low level wc and glazed vanity sink unit with circular bowl sink and mixer tap, corner glazed shower, heated towel rail, airing cupboard with slatted shelves.

LIVING ROOM

15' 0" x 11' 0" (4.57m x 3.35m) Double aspect with central fireplace and wood burning stove, exposed ceiling timbers, wood flooring, wide opening through to

SITTING/DINING ROOM

11' 0" x 10' 10" (3.35m x 3.30m) With window enjoying views of the garden, wood flooring.

UTILITY ROOM

7' 6" x 6' 5" (2.29m x 1.96m) With glazed door to patio and garden, tiled flooring, working surface with plumbing and space for appliances, wall mounted cupboards.

KITCHEN/BREAKFAST ROOM

20' 1" x 14' 7" (6.12m x 4.45m) narrowing to 12' 5" (3.78m) Partially sub-divided with tiled flooring, recessed lighting and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for dishwasher and oven Range. There is a large area of granite working surface incorporating a one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan above the cooker. The centre island provides a breakfast bar and opens into the breakfast room (of irregular shape) and enjoying a triple aspect with views of the garden.

GAMES/STUDIO ROOM

14' 8" x 14' 5" (4.47m x 4.39m) With window to front, recessed lighting, access to loft





BEDROOM

14' 10" x 10' 10" (4.52m x 3.30m) A double aspect room enjoying views to the front.

BEDROOM

11' 0" x 11' 0" (3.35m x 3.35m) With window taking in views of the garden, fitted range of bedroom furniture.

BEDROOM

11' 0" x 6' 6" (3.35m x 1.98m) Window taking in views of the garden, loft access.

MASTER BEDROOM

25' 0" x 10' 0" (7.62m x 3.05m) widening to 11' 7" (3.53m) Enjoying a triple aspect with exposed timbering, two double wardrobes with overhead storage, walk-in wardrobe 6' 3" x 4' 7" (1.91m x 1.40m) with hanging and shelving, door to

EN-SUITE

10' 7" x 5' 1" (3.23m x 1.55m) With obscured window to side, fully tiled and fitted with a corner glazed shower, vanity sink unit with mirror and shaver point, heated towel rail, low level wc.



OUTSIDE

The property is approached over a block paved driveway that provides parking with an area of front garden laid to lawn and enclosed with mature hedging. To the rear is a tiled patio with climbing covered pergola. There is a large timber shed, a water feature and a central pathway flanked by areas of level lawn. A dividing hedge separates a further area of garden which incorporates a CONTEMPORARY GARDEN ROOM/STUDIO with a gazebo 9' 1" x 11' 4" (2.77m x 3.45m) with shutters. The SUMMERHOUSE is insulated with power and light 15' 8" x 9' 0" (4.78m x 2.74m) plus 16' 6" x 9' 0" (5.03m x 2.74m) bi-fold doors opening onto the patio and double glazed doors to the gazebo.

COUNCIL TAX

Rother District Council

Band E - £3,213.06



GROSS INTERNAL AREA
 TOTAL: 179 m²/1,926 sq.ft
 FLOOR 1: 104 m²/1,118 sq.ft, FLOOR 2: 75 m²/808 sq.ft
 EXCLUDED AREAS: GARDEN ROOM: 27 m²/292 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

