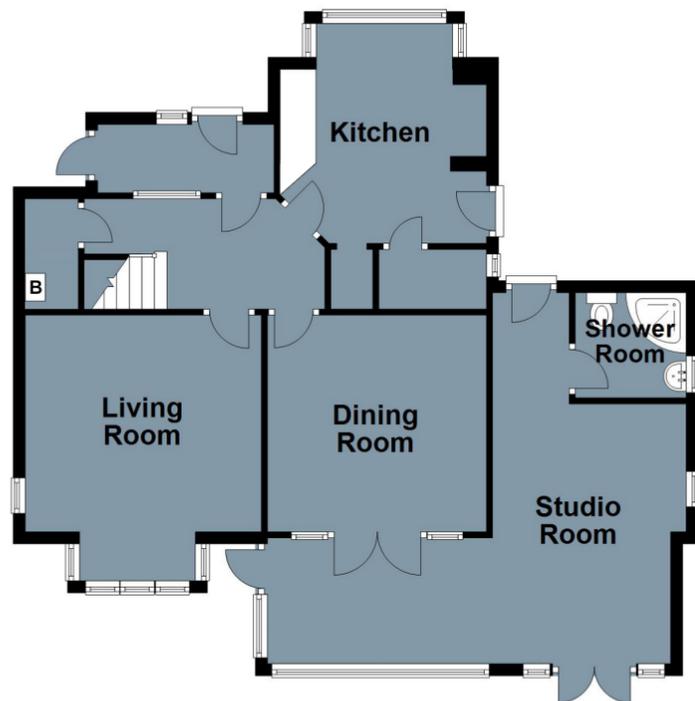


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Ground Floor

Approx. 85.4 sq. metres (919.1 sq. feet)



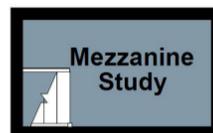
First Floor

Approx. 53.5 sq. metres (576.1 sq. feet)



Mezzanine

Approx. 5.6 sq. metres (60.0 sq. feet)



Total area: approx. 144.5 sq. metres (1555.2 sq. feet)
 For illustration purposes only - not to scale



Bona Vista, 11 North Trade Road, Battle, East Sussex TN33 0HA

£720,000 freehold

An attractive and well located detached three/four bedroom family home that retains character and charm set out over two floors with lovely south facing views over large and established gardens and a ground floor area that could be used as a self-contained bedroom suite. Priced to allow for general improvements.

Detached House

3/4 Bedrooms

Characterful Accommodation South Facing Garden

Approximately 0.61 Acres

Parking

Description

This attractive brick and tile hung 1930s period property sits in a convenient location, set back from the road yet within just a short walk of the historic High Street and mainline station. Retaining a great deal of character, the property enjoys bay fronted windows to both the front and rear. The accommodation is arranged around a large reception room with hard wood staircase. The two principle reception rooms look out over the south facing gardens, with open fireplaces, and the kitchen has a larder cupboard. Connecting the principle accommodation via a garden room is a self-contained bedroom suite/office studio with mezzanine floor and en-suite shower room. The current accommodation is spacious with three double bedrooms to the first floor but there is also a large loft space that may offer potential for conversion with plans already drawn up, subject to any necessary consents. Approached over a driveway that provides ample parking, the house is well screened from the road and enjoys fabulous but overgrown gardens with the whole plot extending to approximately 0.61 acres.

Directions

From our office in Battle proceed north along the High Street, taking the second exit at the roundabout onto North Trade Road where the property will be found shortly along on the left hand side.

What3Words: ///trucked.loaning.nearly

THE ACCOMMODATION

With approximate room dimensions, is approached via a panelled door to

ENTRANCE PORCH

9' 6" x 3' 8" (2.90m x 1.12m) With window, part glazed door to side courtyard garden and hard wood door to

RECEPTION HALL

13' 5" x 6' 0" (4.09m x 1.83m) With hardwood staircase rising to the first floor with large under stairs storage cupboard housing the gas fired boiler, exposed wooden floorboards.



LIVING ROOM

15' 0" x 13' 0" (4.57m x 3.96m) A double aspect room with attractive box bay window looking out over the south facing gardens with a central tiled open fireplace and fitted shelving to side, picture rail, exposed wooden floorboards.

DINING ROOM

12' 0" x 12' 0" (3.66m x 3.66m) With French doors through to garden room, exposed wooden floorboards, central tiled open fireplace with attractive panelled wood surround incorporating two small cupboards.

GARDEN ROOM

10' 0" x 6' 10" (3.05m x 2.08m) Of exposed timber double glazed construction on a brick base and opening through to the

STUDIO

15' 2" x 10' 3" (4.62m x 3.12m) With recess of 5' 10" x 4' 2" (1.78m x 1.27m) Part glazed wooden door to the front. The studio has a partially vaulted ceiling with ladder stairs rising to a MEZZANINE FLOOR 6' 5" x 5' 10" (1.96m x 1.78m) with power and light.



SHOWER ROOM

5' 7" x 5' 4" (1.70m x 1.63m) With obscured window to side, tiled floor, fitted with a corner glazed shower with tiled enclosure, close coupled wc, pedestal wash hand basin with heated towel rail to side.

KITCHEN

11' 10" x 11' 4" (3.61m x 3.45m) With box bay window to front, part glazed door to side, fitted sink unit with cupboard and drawers and one and a half bowl enamel sink with mixer tap, granite work surfaces, space and plumbing for washing machine, tiled chimney recess with space for cooker, a separate cupboard provides space for a fridge/freezer. Larder cupboard 5' 10" x 3' 1" (1.78m x 0.94m) with window to side, tiled flooring, fitted shelving.

FIRST FLOOR LANDING

7' 10" x 6' 2" (2.39m x 1.88m) With loft access to a large open boarded full height, partially converted loft space with power, light and two velux windows. large airing cupboard with slatted shelves. Note: Plans have been drawn up for the conversion of the loft space but would require any necessary consents.

BEDROOM

15' 0" x 13' 0" (4.57m x 3.96m) With box bay window enjoying south facing views of the garden, walk-in double cupboard with hanging and shelving.



BEDROOM

12' 0" x 12' 0" (3.66m x 3.66m) Window enjoying south facing views of the garden, picture rail, panelled wardrobe.

BATHROOM

7' 0" x 5' 5" (2.13m x 1.65m) With obscured window, fitted with a white panelled bath, circular bowl vanity sink unit, low level wc.

BEDROOM

10' 3" x 8' 6" (3.12m x 2.59m) Box bay window to front, picture rail, cupboard with hanging and shelving.

OUTSIDE

The property is approached over a tarmac driveway which leads down to the front where there is an area of parking. The front garden provides a good deal of privacy, being hedge enclosed with established trees. To the side is a wall enclosed courtyard with a timber workshop 13' 9" x 8' 0" (4.19m x 2.44m) with power and light. Shed 4' 10" x 8' 0" (1.47m x 2.44m).

Immediately to the rear of the property is a paved patio that opens out onto a level section of lawn. The rear garden area extends for some distance enjoying a southerly aspect. The gardens have been left as wild garden with winding pathways interspersed with hedgerows and established trees, they extend to a lightly wooded section to the rear, predominantly fence enclosed extending to 0.61 acres.



COUNCIL TAX

Rother District Council
Band F £3,797.26

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.