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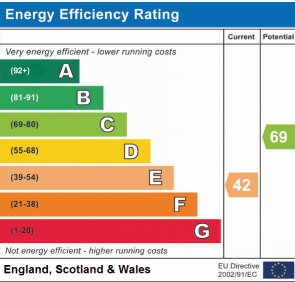
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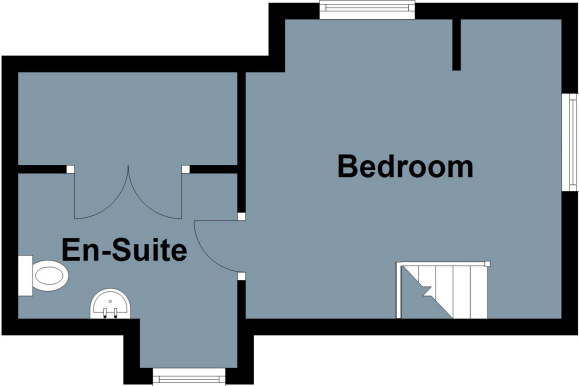
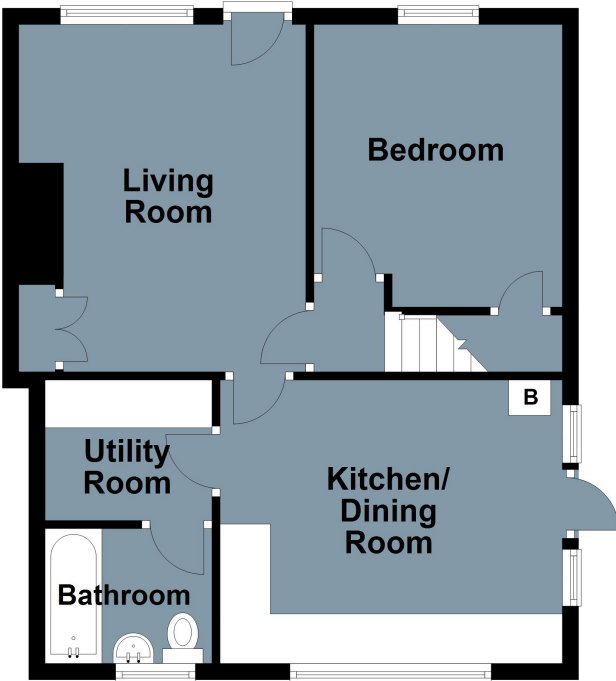


Ground Floor

Approx. 51.5 sq. metres (554.6 sq. feet)

First Floor

Approx. 23.3 sq. metres (250.7 sq. feet)



Total area: approx. 74.8 sq. metres (805.3 sq. feet)
For illustration purposes only - not to scale



Littlecote, Hooe, Battle, East Sussex TN33 9HG

£350,000 freehold

OFFERS INVITED. Situated on the rural outskirts of the village enjoying a larger than average garden, this semi-detached two bedroom cottage offers well proportioned rooms with a large kitchen/breakfast room, ample parking and single garage.

Semi Detached Cottage
Large Garden

2 Bedrooms
Oil Heating

Off Road Parking
Double Glazing

Garage
Semi-Rural Location

Description

OFFERS INVITED. This semi-detached two bedroom cottage presents colour-washed elevations below a slate roof with replacement UPVC double glazing and oil central heating throughout. Inside the cottage retains some attractive features and offers surprisingly generous rooms. The main living room has an open fireplace, the large kitchen/breakfast room offers space for a breakfast table and there is a ground floor bathroom whilst to the first floor is a further bedroom and wc. The property occupies a larger than average plot with off road parking to the front and a narrow driveway to the side that leads to additional parking and a single garage. The gardens extend for some distance and back onto open countryside.

NOTE: The property has a shared septic tank with the adjoining property. A small section of ground will be removed from the Title when the property is sold and retained by the owner.

Directions

From Hooe proceed south on the B2095 where the property will be seen on the right hand side just after the S bend.

What3Words:///sugar.enjoys.rejected

THE ACCOMMODATION

with approximate room dimensions is approached via a panelled door to

LIVING ROOM

14' 0" x 11' 6" (4.27m x 3.51m) with window to front, brick paved floor and central brick fireplace (not in use), airing cupboard with slatted shelves. Door leads to

REAR HALLWAY

with stairs leading to first floor landing and providing access to

BEDROOM

11' 8" x 9' 2" (3.56m x 2.79m) with window to front, large cupboard with hanging.



KITCHEN

15' 5" x 13' 3" (4.70m x 4.04m) with tiled floor throughout and fitted with a range of wooden fronted base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces for appliances and a large area of working surface incorporating a stainless steel sink with mixer tap and drainer. There is under unit tiling, an extractor above the cooker space and a wall mounted oil fired boiler. From the kitchen and door leads to

UTILITY STORE

7' 4" x 5' 8" (2.24m x 1.73m) with a further range of cabinets and spaces for appliances with working surfaces and shelves.

BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m) with obscured window to rear, tiled floor, fully tiled walls and fitted with a white panelled bath with shower over, wc and pedestal wash hand basin.

FIRST FLOOR LANDING

BEDROOM

12' 9" x 12' 0" (3.89m x 3.66m) a dual aspect room with views towards farmland, recessed shelving, access to eaves storage and door to



EN-SUITE CLOAKROOM/DRESSING ROOM

9' 0" x 6' 4" (2.74m x 1.93m) with window to side, large double cupboard, wc and basin. Loft access.

OUTSIDE

The property faces the road with parking to the front and limited vehicular access to the side and rear where there is a gravel area of parking and turning with access to the oil tank and garage. To the rear of the garage the gardens extend for some distance.



GARAGE

17' 7" x 8' 0" (5.36m x 2.44m) with up and over door.

COUNCIL TAX

Wealden District Council
Band £2386.26

The land plan below is for identification purposes only and could be subject to alteration before sale.



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.