

Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk

Campbell's

your local independent estate agent

www.campbellsproperty.co.uk

Campbell's

your local independent estate agent



2 Asten Fields, Battle, East Sussex TN33 0HP

£450,000 freehold

An immaculately presented three bedroom family home with a south facing garden within level walking distance of primary and secondary schools and Battle High Street.

Semi Detached Family Home
Beautifully Landscaped Gardens

3 Bedrooms
Backing onto Countryside

Immaculately Presented
Close to Schooling and High Street

Open Plan Kitchen/Living area

www.the-londonoffice.co.uk
40 ST JAMES'S PLACE SW1

The Property Ombudsman

rightmove.co.uk
The UK's number one property website

onTheMarket.com

Description

Having been extensively remodelled in recent years, this thoughtfully configured family home occupies a cul de sac location, just a short distance from the centre of Battle. The modern and well appointed kitchen/breakfast room centres around a large island and has bi-fold doors leading to the garden and is open plan to the dining and sitting areas making this an ideal space for entertaining and family living. Practical elements include a utility room, downstairs shower room and a courtesy door into the large single garage. To the first floor there are two double bedrooms, a single bedroom and a beautifully fitted family bathroom. The two double bedrooms enjoy views across the garden and countryside beyond. The garden is a particular feature of this property being a generous size, relatively level and enjoying a southerly aspect with several patio areas, potting shed/greenhouse.

The property is situated close to Battle High Street which caters to day to day needs with a good range of privately owned shops, restaurants, supermarket, doctors and dentist and there is a mainline station with services to London Charing Cross. The property is also within walking distance of highly regarded schooling, both at primary and secondary levels, both public and private. Viewing highly recommended.

Directions

From Battle High Street proceed in a northerly direction, proceeding over the roundabout at the top of the High Street onto North Trade Road. Turn left into Asten Fields and enter the first twitten on the left, where the property will be found on the right hand side. What3Words: ///circus.pushed.movement

THE ACCOMMODATION

With approximate room dimensions, is approached via partially glazed front door to

ENTRANCE HALLWAY

9' 10" x 9' 0" (3.00m x 2.74m) max, tiled floor, recess for coat hanging, stairs leading to first floor landing, door into Garage.

KITCHEN

14' 7" x 14' 1" (4.45m x 4.29m) Bi-fold doors into rear garden with pleasant outlook towards woodland, variety of wall and base mounted units incorporating cupboards and drawers with one and a half bowl sink drainer unit with mixer tap and tiled splash back. Space for American style fridge/freezer, wine rack, central island with breakfast bar and a 5 ring ceramic Neff hob, two electric oven grills, shelves with LED downlights, recess lighting to ceiling, door to Utility Room, part laminate and part tiled flooring, open plan to

DINING AREA

10' 10" x 9' 10" (3.30m x 3.00m) Double doors into rear garden, open archway into



LIVING ROOM

10' 8" x 9' 8" (3.25m x 2.95m) Window to the front of the property, television aerial point, recessed lighting to ceiling.

UTILITY ROOM

7' 2" x 6' 1" (2.18m x 1.85m) With a vaulted ceiling, recessed lighting, window to rear garden, variety of wall and base mounted units, area of wooden work surface, stainless steel sink drainer with mixer tap, space for washing machine, tumbledryer, tiled floor.

DOWNSTAIRS CLOAK/SHOWER ROOM

5' 9" x 5' 1" (1.75m x 1.55m) Window to the front of the property, WC, vanity unit incorporating basin with cupboards under, shower, heated towel rail, recessed lighting to ceiling, partially tiled walls and tiled floor.

GARAGE

16' 8" x 11' 0" (5.08m x 3.35m) Remote controlled electric roller door, courtesy door to rear porch and garden, roof light, wall mounted Baxi boiler, power and light.

FIRST FLOOR LANDING

Window to the front of the property, recessed lighting, airing cupboard, loft access.

BEDROOM ONE

12' 2" x 8' 8" (3.71m x 2.64m) Window to the rear overlooking the rear garden and neighbouring woodland, double fitted wardrobes with drawers and hanging space, engineered oak flooring, recessed lighting to ceiling.



BEDROOM TWO

11' 7" x 11' 0" (3.53m x 3.35m) Window to the rear of the property, engineered oak flooring, recessed lighting to ceiling.

BEDROOM THREE

10' 4" x 8' 2" (3.15m x 2.49m) Window to the front of the property, engineered oak flooring.

FAMILY BATHROOM

8' 3" x 8' 1" (2.51m x 2.46m) max, window to side of the property, vanity unit incorporating basin with drawers under, WC, close panelled bath with shower attachment, separate shower unit with amazon shower, recessed lighting to ceiling, tiled walls and floor and two heated towel rails.

OUTSIDE

To the front of the property there is off-road parking for two vehicles, block paved and steps leading down to the ground floor. The rear garden is considered a generous size, relatively level, predominantly laid to lawn, there is a large potting shed/greenhouse which has power and light. There is a patio area immediately off the reception room and kitchen with a raised sleeper bed. There is an additional patio towards the bottom of the garden and steps down into a vegetable garden. The whole is fence and hedge enclosed and backing onto open fields with views over woodland and enjoys a southerly aspect. Outside lighting, outside tap.



COUNCIL TAX

Rother District Council
Band C - £2,228.32

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.