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Campbell's

your local independent estate agent

www.campbellsproperty.co.uk

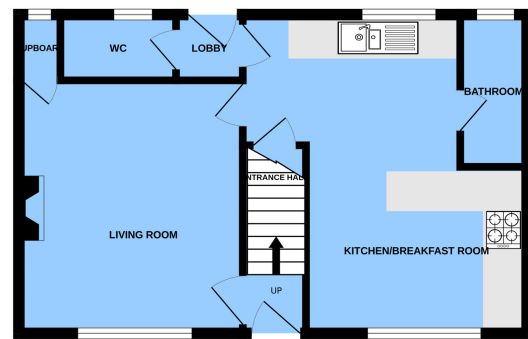
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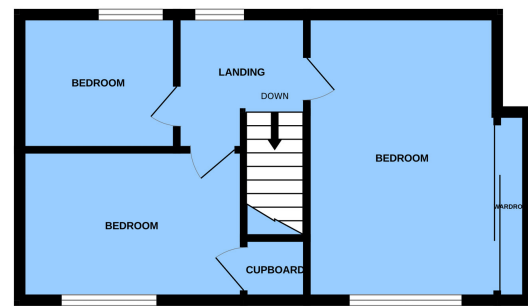
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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42 Wellington Gardens, Battle, East Sussex TN33 0HD

£335,000 freehold

A three bedroom semi-detached property in a quiet cul-de-sac location close to Battle High Street with generous garden and parking. No Chain.

Semi-Detached House

3 Bedrooms

Off Road Parking

Established Gardens

Close to Town Centre



Description

Occupying a popular cul-de-sac location within a short level walk of Battle's attractive High Street this older style semi-detached property is offered to the market chain free. The property enjoys a spacious reception room with a feature fireplace and the kitchen is fully integrated and offers ample cupboard space. The bathroom and separate wc complete the ground floor with three generous bedrooms to the first floor. Externally the property enjoys off road parking to the front and to the rear is a good sized garden complete with a summerhouse and shed.

Battle High Street enjoys a wide range of amenities, doctors, dentists, and vet as well as a mainline station with regular services to London Charing Cross. The town is well served for schools, primary and secondary, private and public including Claverham School and Battle Abbey, as well as recreational facilities and sites of historical interest.

Directions

From our office in Battle High Street proceed in a northerly direction taking the second exit at the roundabout into North Trade Road and proceed along where Wellington Gardens will be found on the right hand side. Bear right and the property will be found at the end of the cul-de-sac.

What3 Words:///oaks.officials.styled

THE ACCOMMODATION COMPRISES

A front door to

ENTRANCE HALL

with stairs rising to the first floor landing and door to

RECEPTION ROOM

14' 7" x 11' 4" (4.45m x 3.45m) with window to front, centred around a fireplace, large cupboard and door through to

KITCHEN/BREAKFAST ROOM

16' 1" x 8' 7" (4.90m x 2.62m) a double aspect room with windows to front and rear, tiled floor and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with large areas of granite working surfaces with a 4 ring Lamona gas hob, 1 1/2 bowl stainless steel sink with mixer tap, fitted electric oven and grill, space and plumbing for washing machine and tumble dryer. Radiator, door to



BATHROOM

5' 11" x 4' 5" (1.80m x 1.35m) 15' 11" x 4' 5" (4.85m x 1.35m) with window to rear, tiled floor, part tiled walls and fitted with a panelled bath with shower attachment, vanity sink unit.

From the kitchen a door leads to a rear porch which leads to the rear garden and has a door to



CLOAKROOM

with window to rear, tiled floor, part tiled walls and fitted with a low level wc.

FIRST FLOOR LANDING

with window to rear.

BEDROOM 1

14' 11" x 9' 1" (4.55m x 2.77m) with window to front, fitted wardrobes.



BEDROOM 2

11' 7" x 9' 10" (3.53m x 3.00m) with window to front, above stairs storage cupboard.

BEDROOM 3

7' 7" x 6' 10" (2.31m x 2.08m) with window to rear.

OUTSIDE

To the front is an area of off road parking for 2 cars and to the rear is a good sized area of garden with a shed and summerhouse.



COUNCIL TAX

Rother District Council.
Band C - £2228.32

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.