



Littleshaw, Canadia Road, Battle, East Sussex. TN33 0LR. **£300,000 freehold**

An interesting opportunity to acquire a dilapidated detached house that is considered to offer potential for redevelopment, subject to necessary consents. Set in a quiet and tucked away location at the end of a no-through road, amidst large and established gardens that fall away to the rear, all located on the rural outskirts of Battle.

Description

An opportunity for redevelopment of a detached single storey property that sits within large gardens amounting to approximately 0.386 acres at the end of a no-through road and within just 1.3 miles of Battle.

Viewers should be advised that the property is no longer habitable, contains asbestos and requires demolition and offers are invited on a conditional or unconditional basis for the freehold interest.

We are advised that the property was connected to mains water and electricity supply but has its own private drainage system. Viewers are advised that an external viewing only is available upon request.

Outside the gardens and grounds are a real feature of the property, being established they offer a great deal of privacy, adjoining open fields. The gardens fall away to the rear with established borders and many specimen trees. To one side of the property, the wide plot offers off-road parking and a dilapidated lean-to garage.

Directions

Travelling north out of Battle on London Road, turn right into Canadia Road where the property will be found at the end on the left hand side.

What3Words: [///videos.imitate.words](https://www.what3words.com/#!/videos.imitate.words)

Council Tax

Rother District Council
Band D - £2,506.86

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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.



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