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# Campbell's

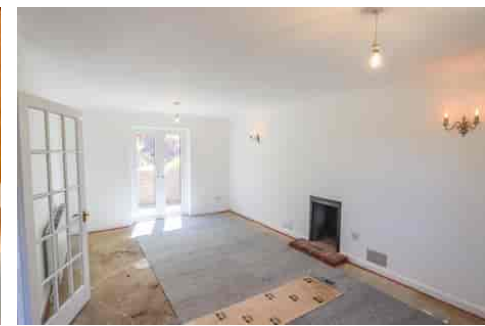
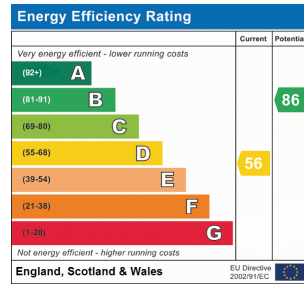
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## 2 The Cloisters, Marley Lane, Battle, East Sussex TN33 0DQ £450,000

An attractive mock Georgian semi detached four bedroom house occupying a tucked away setting at the end of a long private road yet close to Battle and the mainline station with ample off-road parking, patio and enclosed rear garden.

- Semi Detached House
- 4 Bedrooms
- 2 Reception Rooms
- Tucked Away Location
- Close to Station and Town Centre
- Enclosed Rear Garden
- Ample Off-Road Parking

## Description

This attractive semi detached mock Georgian house presents colour washed rendered elevations with UPVC sliding sash windows to the front. Inside the accommodation provides a large living room having a dual aspect with double doors to the patio and garden and an open fireplace. The dining room opens into the kitchen and there is also the advantage of a utility cupboard. The first floor provides four bedrooms, a bathroom and an en-suite and whilst redecorated, requires some general updating. Outside there is ample parking and to the rear a private terrace with steps leading up to an enclosed garden. The whole is situated in a quiet and tucked away location amidst a cluster of other properties at the end of a private road yet within just a short walk of Battle and the mainline station.

## Directions

From our office in Battle High Street proceed in a southerly direction turning left at the mini roundabout into Marley Lane. Continue along Marley Lane crossing over the level crossing and proceed along taking the first turning after Harrier Lane into a private road. The property will be found at the bottom of the lane on the right hand side.

## THE ACCOMMODATION

With approximate dimensions is approached via double glazed to

## RECEPTION HALL

10' 5" x 5' 9" (3.17m x 1.75m) With stairs rising to first floor landing.

## LIVING ROOM

19' 5" x 11' 4" (5.92m x 3.45m) A double aspect room with double doors opening onto the patio and garden, open fireplace with brick hearth.

## DINING ROOM

15' 0" x 7' 0" (4.57m x 2.13m) With window to front and wide opening into



## KITCHEN

10' 0" x 8' 10" (3.05m x 2.69m) max with window and glazed door to garden, range of base and wall mounted wood fronted kitchen cabinets incorporating cupboards and drawers with spaces for appliances and a working surface incorporating a one and a half bowl acrylic sink with mixer tap and drainer, wall mounted gas fired boiler, door through to UTILITY CUPBOARD 5' 4" x 3' 10" (1.63m x 1.17m) with window to rear, space and plumbing for appliances and working surface.

## FIRST FLOOR LANDING

With loft access.

## BEDROOM

11' 4" x 10' 1" (3.45m x 3.07m) With window to rear and cupboard with slatted shelving.



## BEDROOM

11' 5" x 9' 0" (3.48m x 2.74m) plus recess with window to front.

## EN-SUITE

With obscured window to front, fitted with a tile enclosed shower with glazed screen, wash hand basin, low level wc.

## BEDROOM

10' 5" x 7' 0" (3.17m x 2.13m) With window to front.

## BEDROOM

7' 2" x 7' 0" (2.18m x 2.13m) plus recess, window to rear.

## BATHROOM

7' 0" x 5' 9" (2.13m x 1.75m) With obscured window to rear, fitted with a coloured suite comprising panelled bath, low level wc, pedestal wash hand basin.



## OUTSIDE

Double doors opening out from the living room to a wall enclosed patio area with steps leading up to an area of lawn enclosed by mature trees.



## NOTE

The private driveway is owned by all residents and they are jointly responsible for the maintenance and upkeep.

## NOTE

The property is close to the Blackfriars development. Further details available upon request.

**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.