

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

Campbell's

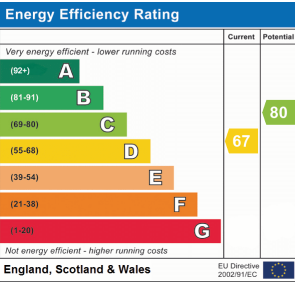
your local independent estate agent

www.campbellsproperty.co.uk

Campbell's

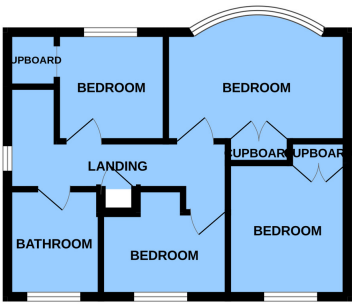
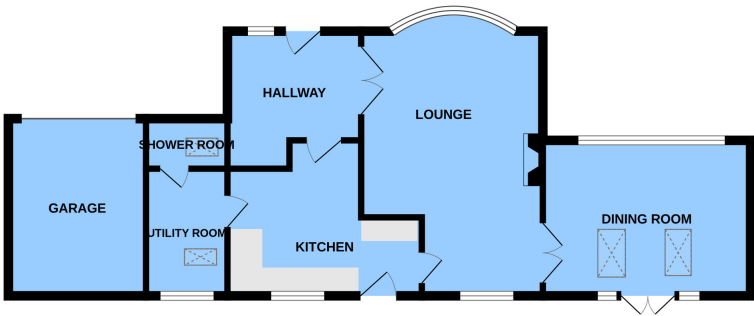
your local independent estate agent

www.campbellsproperty.co.uk



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.
Made with Metropix ©2024



12 Abbots Close, Battle, East Sussex TN33 0BZ

£559,950 freehold

A well presented four bedroom detached house within established and private gardens with ample parking, all located just a short distance of the Battle mainline station and High Street. No onwads chain.

Detached House	4 Bedrooms	2 Reception Rooms	2 Bathrooms
Front and Rear Gardens	Convenient Location	No Onward Chain	

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

Campbell's

www.campbellsproperty.co.uk

your local independent estate agent

Campbell's

www.campbellsproperty.co.uk

your local independent estate agent

Description

Situated on a quiet private cul de sac close to Battle Town Centre, this attractive four bedroom detached family home sits in a generous secluded plot with well maintained and established gardens. The spacious hallway has double doors into a well proportioned lounge, has full height bay window to the front of the property making this room bright and is centred around an attractive fireplace. There is a double aspect dining room with vaulted ceiling and doors leading out to the rear garden. The kitchen is well appointed and has a breakfast bar. A utility room and downstairs shower room complete the ground floor. To the first floor there are four generous bedrooms, the largest of which has a bay window with Juliet balcony. Most of the bedrooms have built in wardrobes and there is a good size family bathroom. Externally the property enjoys ample off-road parking which leads to a garage. Both front and rear gardens are considered to be of a generous size, are well established and screened from other properties by mature hedging, giving the property a very private feel. The rear garden has a raised decked area and patio ideal for alfresco entertaining and the property is offered to the market with no onwads chain.

Battle offers a good range of high street shops, local supermarkets, schools both primary and secondary, comprehensive and private and a mainline station with regular services to London Charing Cross. A wider range of amenities and supermarkets we well as the beach can be found in nearby Hastings and St Leonards.

Directions

From Battle High Street proceed in a southerly direction, taking the second exit at the roundabout by The Chequers pub, proceed down Lower Lake, travelling straight over the second roundabout, passing the station on the left. Proceed up the hill, bearing left into Abbots Close opposite Tesco Express. Although the property is addressed 12 Abbots Close, the vehicular access is from Kingsdale Close. Bear right into Kingsdale Close where the driveway will be found shortly on the left hand side. What3Words: ///slowness.asked.kipper

THE ACCOMMODATION

With approximate room dimensions, is approached via partially covered entrance porch and steps up to front door leading into

SPACIOUS ENTRANCE HALL

9' 0" x 7' 6" (2.74m x 2.29m) Turned staircase giving access to the first floor landing, wooden floorboards, radiator; small under stairs storage cupboard, double glass panelled doors leading into the



LOUNGE

21' 11" x 16' 0" (6.68m x 4.88m) max, triple aspect room with bay window to front and window to the side and rear, centered around a fireplace with decorative surround and mantel, tiled inset and brick hearth, television point, telephone point, door into kitchen, double doors into

DINING ROOM

14' 8" x 12' 3" (4.47m x 3.73m) Vaulted ceiling, double aspect room with window to front and double doors to the rear garden, recessed lighting, exposed floorboards.

KITCHEN

13' 5" x 13' 1" (4.09m x 3.99m) max, a variety of wall and base mounted Shaker style units, granite effect work surfaces with one and a half bowl stainless steel sink drainer unit with mixer tap, breakfast bar, integrated Bosch electric oven and grill, five ring Bosch gas hob with extractor hood over, space for dishwasher and American style fridge/freezer, door into

UTILITY ROOM

9' 4" x 5' 0" (2.84m x 1.52m) Window to the rear of the property, vaulted ceiling with Velux window, recessed lighting, space and plumbing for washing machine, Shaker style units with work surface, tiled splash back surround, radiator, door into

SHOWER ROOM

5' 10" x 4' 10" (1.78m x 1.47m) Vaulted ceiling with Velux, recessed lighting, tiled floor; pedestal wash basin, WC, double shower unit with electric shower; heated towel rail.

From the hallway, a turned staircase with porthole window to the front of the property and window to the side taking in far reaching views giving access to

FIRST FLOOR LANDING

Loft access, radiator, shelved airing cupboard housing water cylinder.

BEDROOM ONE

13' 0" x 10' 2" (3.96m x 3.10m) Bay window to front, door onto clematis covered balcony, fitted double wardrobe, television aerial point.



BEDROOM TWO

11' 5" x 8' 3" (3.48m x 2.51m) Double fitted wardrobe, window to the rear of the property, engineered oak flooring.

BEDROOM THREE

8' 10" x 8' 9" (2.69m x 2.67m) Engineered oak flooring, storage cupboard, window to the front of the property.

BEDROOM FOUR

7' 9" x 6' 6" (2.36m x 1.98m) Window to the rear of the property, currently used as a study.

FAMILY BATHROOM

8' 5" x 5' 4" (2.57m x 1.63m) Window to the rear of the property, pedestal wash basin, WC, panelled bath with electric shower attachment, partly wood panelled and partly tiled walls.

OUTSIDE

To the front of the property, the property is accessed by a concrete hard-standing providing off-road parking for several vehicles. The front garden is considered to be of a generous size and is bordered by mature hedging and interspersed with mature shrubs and trees, predominantly laid to lawn. There is a tool shed and access to the garage. A side gate access gives access into the initial side garden with log store, bin enclosure and leads to the rear garden which offers a good degree of privacy, screened from other houses by mature trees and hedges. There is an established sycamore tree, a pergola with grape vine and raised decked area for alfresco dining as well as a patio area. There are two further sheds.



GARAGE

17' 7" x 8' 10" (5.36m x 2.69m) Manual up-and-over door, window to rear, power and light.

COUNCIL TAX

Rother District Council
Band E £3,063.94

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.