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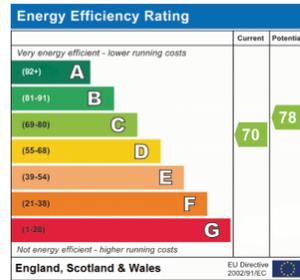
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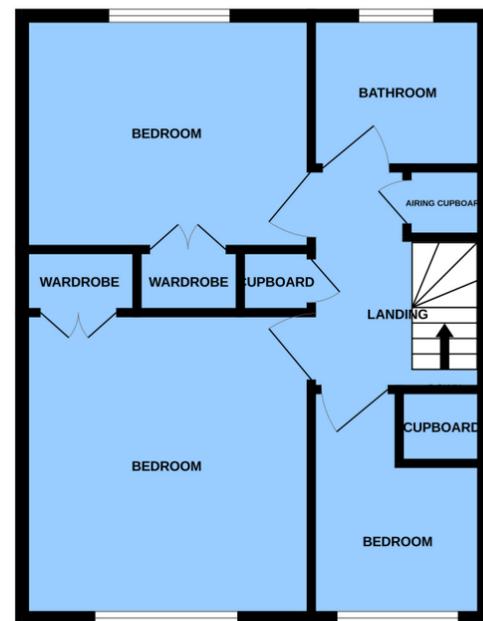
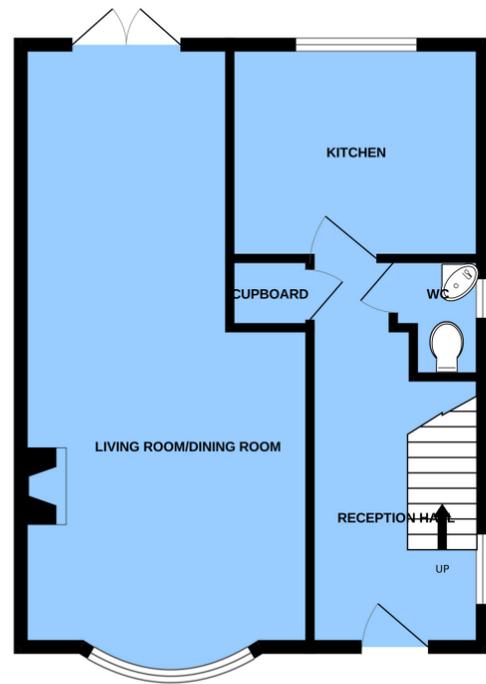
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GROUND FLOOR

1ST FLOOR



5 Kingsdale Close, Battle, East Sussex TN33 0DP

£435,000 freehold

Conveniently situated in a tucked away cul-de-sac close to the town centre and mainline station is this immaculate three bedroom semi-detached family home that enjoys a landscaped garden, off road parking and single garage.

Semi-Detached House
 Gardens

3 Bedrooms
 Popular Cul-de-Sac

Garage
 Double Glazing

Parking
 Gas Central Heating

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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Description

Viewing is essential to appreciate this immaculate semi-detached three bedroom family home that has recently been upgraded with quality fixtures and fittings, gas central heating and double glazing throughout. Inside the accommodation is presented in excellent decorative order with an impressive living/dining room that enjoys a dual aspect with double doors opening out to the landscaped garden. The kitchen is fully fitted and the attractive hallway has a staircase with glazed bannisters rising to the first floor landing. The loft space is thought to offer potential for conversion subject to any necessary consent, and the three bedrooms are all of good proportions, the main enjoying lovely views towards Battle, and all with built in wardrobes. The shower room has recently been refitted and outside there is off road parking to the front with a large Indian sandstone patio to the rear, established gardens and a single garage, sub-divided to create two storage rooms. With its appealing location being within easy reach of the town centre and mainline station, viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a southerly direction taking the second exit at the mini roundabout onto Lower Lake and then proceed straight over the next mini roundabout and up Battle Hill. Opposite Tesco Express turn left into St Mary's Villas and continue into Kingsdale Close where the property will be found on the right hand side.
What3Words: ///hamsters.unless.mugs

THE ACCOMMODATION COMPRISES

Portico porch with panelled and glazed door to

ENTRANCE HALL

16' 1" x 6' 4" (4.90m x 1.93m) with window to side and stairs rising to the first floor with glazed bannister and central carpet runner, understairs storage, large storage cupboard.

CLOAKROOM

with window to side and fitted with a corner wash hand basin with mixer tap and low level wc.



LIVING/DINING ROOM

25' 0" x 12' 0" (7.62m x 3.66m) narrowing to 8' 7" within the dining area, a dual aspect room with large bow window to front taking in views of the front garden and beyond, laminate flooring, recessed lighting and double doors opening to the patio and garden.

KITCHEN

9' 8" x 8' 5" (2.95m x 2.57m) with large window taking in views of the garden and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with space for a large oven range with extractor above and integrated washing machine and dishwasher. There is an area of composite working surface incorporating a 1 1/2 bowl enamel sink with mixer tap and drainer, under unit lighting and tiling.



FIRST FLOOR LANDING

with large window to side, access to a large loft space that may offer potential, subject to any necessary consent, airing cupboard with slatted shelves and separate cupboard with shelving.



BEDROOM 1

13' 4" x 11' 9" (4.06m x 3.58m) with large window to front taking in attractive views over the adjoining properties and beyond, large double wardrobe with storage above.



BEDROOM 2

11' 9" x 9' 4" (3.58m x 2.84m) with large window taking in views of the garden, double wardrobe with storage above.



BEDROOM 3

10' 0" x 6' 8" (3.05m x 2.03m) with window to front, eye level storage recess with hanging rail and shelving.

SHOWER ROOM

6' 7" x 6' 0" (2.01m x 1.83m) with obscured window to rear, fully tiled, recessed lighting and fitted with a large shower enclosure with reeded glass, fixed and hand held shower heads, heated and lit mirror, vanity sink unit with mixer tap, low level wc.

OUTSIDE

To the front of the property is a tarmac driveway that provides parking. The front garden has an area of decking that takes in the westerly setting sun. The garden is well planted and the driveway provides access to the garage. To the rear of the property is an Indian sandstone sunken terrace that is partly wall enclosed with steps that rise up onto an area of lawn that is fence enclosed with some established trees, rockery and planted borders. Timber shed.



GARAGE

16' 7" x 8' 2" (5.05m x 2.49m) with up and over door, power and light, personal door leading to the garden. The garage has been sub-divided to create two areas one measuring 8' 3" x 8' 2" (2.51m x 2.49m) used as a bike store with up and over door and the second store measuring 8' 1" x 7' 10" (2.46m x 2.39m) with window and glazed door.

COUNCIL TAX

Rother District Council
Band D - £2,628.87

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.