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your local independent estate agent

www.campbellsproperty.co.uk

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33 Battle Gates, Battle, East Sussex TN33 0JD

**£399,950 freehold**

Situated in a favoured residential location close to the historic high street and Claverham School, is this detached three bedroom house that requires some general modernisation with gardens to the front and rear and an detached single garage.

Detached House  
Popular Location

3 Bedrooms

Single Garage

Close to Claverham  
School

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1

The Property  
Ombudsman

rightmove.co.uk  
The UK's number one property website

onTheMarket.com

## Description

This detached two/three bedroom property offers flexible accommodation with an impressive main living/dining room that opens out onto the garden and a separate kitchen that also leads to the garden. A separate reception room can be used as a ground floor bedroom and to the first floor are two double bedrooms and a separate bathroom. The property requires general modernisation but benefits from double glazing and central heating with a separate single garage and viewing is highly recommended.

## Directions

From our office in Battle High Street proceed in a northerly direction taking the second exit at the roundabout into North Trade Road. Proceed along and just before Claverham School turn right into Battle Gates and continue forward where the property will be found on the right hand side.  
What3Words:///drifters.chins.amends

## THE ACCOMMODATION COMPRISES

A covered porch with outside light and double glazed door to

## ENTRANCE HALL

8' 4" x 7' 0" (2.54m x 2.13m) with stairs rising to first floor landing and glazed door leading through to



## LIVING/DINING ROOM

19' 7" x 11' 9" (5.97m x 3.58m) widening into the dining area 15' 9" max with wide glazed sliding doors onto the patio and garden, central stone fireplace with inset gas fire.



## STUDY/BEDROOM 3

11' 0" x 8' 10" (3.35m x 2.69m) with window to front, fitted bookshelf.

## CLOAKROOM

with obscured window to side and fitted with a close coupled wc and wash hand basin with tiling behind.

## KITCHEN

11' 0" x 8' 1" (3.35m x 2.46m) with window and glazed door to patio and garden and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances. There is a fitted oven and a working surface incorporating a ceramic hob with extractor fan above and a stainless steel sink with mixer tap and drainer. Large understairs storage cupboard and separate large cupboard housing the gas fired boiler.

## FIRST FLOOR LANDING

with large double airing cupboard.

## BATHROOM

8' 1" x 5' 7" (2.46m x 1.70m) with obscured window to side and fitted with a walk in bath with shower over, vanity sink unit and low level wc.

## BEDROOM

15' 10" x 12' 5" (4.83m x 3.78m) Window to front, two cupboards with shelving.



## BEDROOM

11' 0" x 9' 0" (3.35m x 2.74m) Window to front.

## OUTSIDE

To the front the property enjoys an area of gravel garden with planted borders and specimen trees. A gate and pathway lead to the side and rear of the property. The rear garden is paved and provides access to the garage.



## SINGLE GARAGE

16' 3" x 7' 10" (4.95m x 2.39m) With up-and-over door, power and light.

## COUNCIL TAX

## 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.