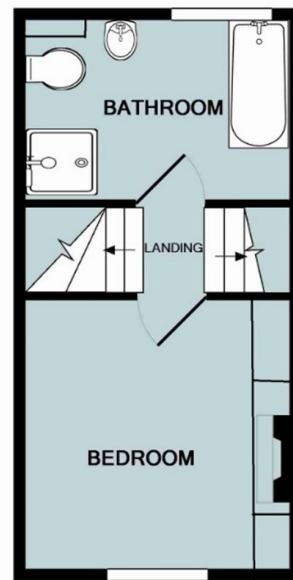


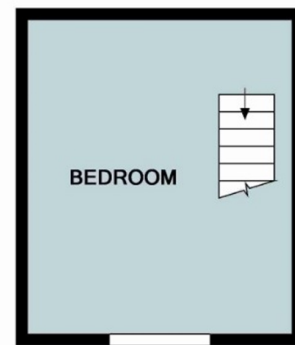
GROUND FLOOR
 APPROX. FLOOR
 AREA 348 SQ.FT.
 (32.3 SQ.M.)



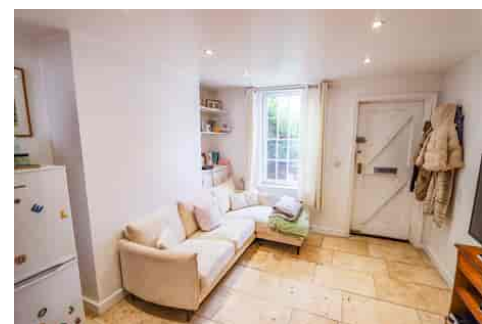
1ST FLOOR
 APPROX. FLOOR
 AREA 259 SQ.FT.
 (24.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 757 SQ.FT. (70.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR
 APPROX. FLOOR
 AREA 150 SQ.FT.
 (14.0 SQ.M.)



17 Lower Lake, Battle, East Sussex TN33 0AT

£299,950 freehold

A delightful and two bedroom period cottage situated in a desirable location within a few minutes walk of both Battle High Street and the railway station with gas fired central heating and a good size garden.

Period Cottage

2 Bedrooms

Underfloor Heating

Gas Central Heating

Large Timber Shed

Large Garden

Description

This delightful period cottage is situated in a highly desirable central location midway between the High Street, with its excellent shops and restaurants, and Battle railway station offering a service to London and Hastings.

The cottage has been modernised over recent years and now provides compact and well planned accommodation with gas fired central heating, underfloor heating to the ground floor and radiators above.

On the ground floor is a sitting room directly leading into the fitted kitchen with a garden room beyond. On the first floor is the main bedroom with fitted wardrobes and a bathroom, which includes a shower cubicle. The second bedroom is above approached via a steep staircase. The delightful garden is well established and offers privacy.

Directions

From our offices in Battle proceed in a southerly direction. At the mini roundabout take the second exit into Lower Lake and continue for a short distance where the property will be seen on the left hand side.

THE ACCOMMODATION with approximate room dimensions is approached via a front door through to:

SITTING ROOM

11' 5" x 11' 2" (3.48m x 3.40m) With sealed fireplace and having a cupboard to one side with electricity and gas meters. Stone flooring with underfloor heating, open plan to

KITCHEN

10' 10" x 10' 8" (3.30m x 3.25m) Including staircase with an excellent range of gloss red kitchen units comprising a one and a half bowl single drainer stainless steel sink unit with cupboard beneath. A range of worktops with matching red splashbacks with cupboards and drawer beneath and integrated washing machine. Matching wall storage cupboards and built in 4 ring ceramic electric hob with stainless steel oven beneath and matching extractor above. Stone flooring with underfloor heating and stairs to first floor with cupboards beneath. Double doors through to

GARDEN ROOM

9' 6" x 7' 5" (2.90m x 2.26m) With wall lights and double glazed door to the garden .



FIRST FLOOR LANDING

With further stairs to the attic bedroom 2.

BEDROOM ONE

11' 2" x 8' 6" (3.40m x 2.59m) With a full range of floor to ceiling hanging and shelved wardrobe cupboards, spotlights and radiator.



BATHROOM

With tiled walls and a fitted white suite comprising a panelled bath with mixer taps and shower attachment, pedestal wash hand basin, dual flush close coupled low level wc and a large shower cubicle with a shower having an adjustable head. Spotlights, radiator and an extractor fan. Cupboard housing the gas fired combi boiler for hot water and central heating.



ATTIC BEDROOM

11' 4" x 13' (3.45m x 3.96m) Max. With sloping ceilings and access to eaves space, spotlights, UPVC double glazed window and radiator.

OUTSIDE

From the garden room are steps leading up to a large area of enclosed garden predominantly laid to lawn with shrub borders.

From the garden room steps lead up to a large area of garden that is enclosed with mature hedges and offers a good level of privacy. There is a small patio and LARGE TIMBER SHED.

COUNCIL TAX

Rother District Council
Band C
£2,021.27

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.