

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

Campbell's

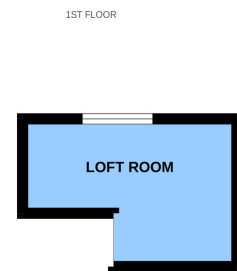
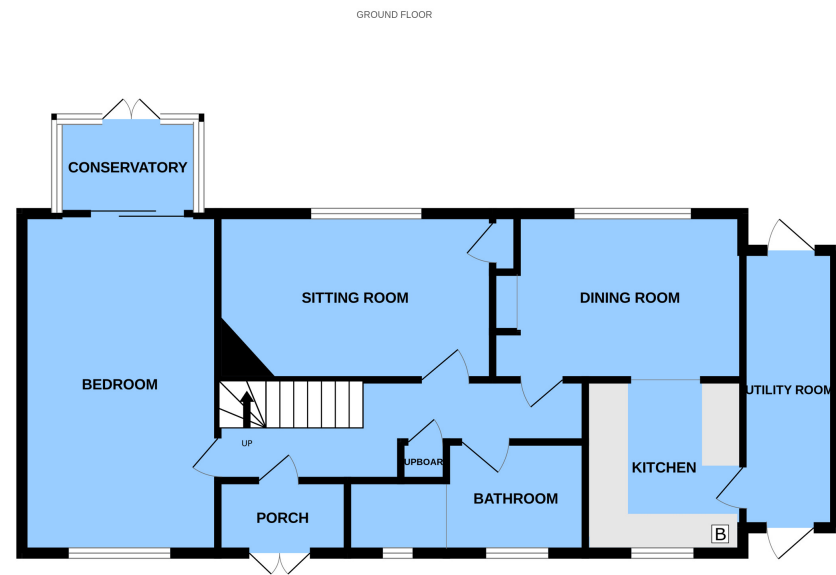
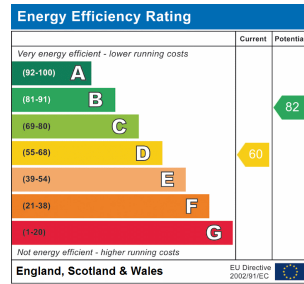
your local independent estate agent

www.campbellsproperty.co.uk

Campbell's

your local independent estate agent

www.campbellsproperty.co.uk



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 Metroplan ©2024



Strathnaver 102 Hastings Road, Battle, East Sussex TN33 0TQ **£475,000 freehold**

A charming detached bungalow with a large south facing landscaped rear garden, stunning far reaching views across adjoining countryside, ample parking all located on the outskirts of Battle and offering potential.

Detached Bungalow
 Countryside Views

2 Bedrooms
 Close to Town and Station

Attic Room/Occasional
 Bedroom

Large South Facing Garden

Description

102 Hastings Road has recently undergone significant enhancement by the current vendors to include a new kitchen, utility room, shower room, floors and log burner; the property also benefits from a new boiler and new radiators throughout. The kitchen is currently open plan with a spacious dining area making this a great space for entertaining. The second bedroom has an aspect to the rear and has a newly fitted log burner. This is currently used as another reception room. The main bedroom has been creatively divided into two sections, a sleeping area with doors through to the conservatory enjoying views of the garden, whilst the second section could easily be configured as a dressing room or study area. The newly fitted shower room enjoys underfloor heating and there is also a loft room on the first floor that has previously been used as an additional bedroom, however, this would also make a wonderful study and enjoys far reaching views towards the sea. A particular feature of the property are the gardens which are considered to be of a very generous size, being beautifully stocked and landscaped and is currently divided into two sections. The area immediately outside the property are formal gardens with a large concrete workshop which has a new roof and is thought to be ideal as a home office, the second section has a highly productive vegetable garden with a greenhouse, two sheds and chicken coup. To the front is ample off road parking and a garage. Although the property has been enhanced by the current owners, it shows there is further potential to extend the property, subject to any necessary consents. The property is situated on the outskirts of the historic town of Battle which is well served for day to day amenities, schooling and a mainline station with regular services to London Charing Cross. Further amenities can be found in Hastings and St Leonards with its range of supermarkets, bars, restaurants, galleries and seafront.

Directions

From our office in the High Street proceed in a southerly direction towards Hastings along Hastings Road where the property will be found about half way along on the right hand side.

What3Words:///accompany.offer.spines

THE ACCOMMODATION COMPRISES

COVERED STORM PORCH

with double doors to front and door to

ENTRANCE HALL

16' 6" x 5' 4" (5.03m x 1.63m) With staircase rising to first floor landing, LBT flooring, radiator, airing cupboard with shelves, door to

KITCHEN/RECEPTION ROOM

Kitchen area - 8' 4" x 8' 4" (2.54m x 2.54m) with window to front, LVT flooring and fitted with a range of Shaker style base and wall mounted cabinets incorporating cupboards and drawers with wood effect working surfaces incorporating a stainless steel sink with mixer tap and drainer, wall mounted Ideal boiler, space for slimline dishwasher, integrated electric oven with 4 ring gas hob and extractor over. An archway leads to the Reception Room - 10' 7" x 10' 1" (3.23m x 3.07m) with window to rear taking in the far reaching views, shelf recess and LVT flooring. From the kitchen a glass panelled door leads to



UTILITY ROOM

15' 0" x 4' 10" (4.57m x 1.47m) with doors giving access to the front and rear, fitted with a variety of Shaker style base and wall mounted units with granite effect working surface with spaces for washing machine and tumble dryer, radiator.

SHOWER ROOM

5' 0" x 4' 9" (1.52m x 1.45m) plus shower recess, with windows to front, recessed lighting, tiled floor and walls, underfloor heating, recently refurbished with vanity sink unit, wc, large shower cubicle and heated towel rail.

BEDROOM 1

18' 8" x 11' 10" (5.69m x 3.61m) a dual aspect room with window to front and sliding doors to the rear, original parquet flooring, triple storage cupboard, two radiators.



CONSERVATORY

9' 5" x 7' 2" (2.87m x 2.18m) having a triple aspect with double doors to the rear garden, tiled floor.

BEDROOM 2

13' 6" x 10' 0" (4.11m x 3.05m) with window to rear, cupboard and wood burner, radiator.

ATTIC ROOM

14' 9" x 8' 2" (4.50m x 2.49m) max with restrictive head height, window to rear, radiator.

OUTSIDE

To the front of the property a gated access leads to a tarmac driveway providing parking and being fence enclosed with raised beds, a brick retaining wall and ramp down to the front door. To the rear the south facing garden is of a good size, gently sloping away from the house and offering a good deal of privacy and enjoying the views to the sea. The garden is split into two areas, with an area of patio, large areas of lawn, well stocked borders and several sheds whilst the lower section has been turned into a well established vegetable patch with mature borders, a variety of fruit trees, hedge enclosures. There is also a chicken coup and one of the sheds, which is of concrete construction, has power and light and has recently had a new roof and is thought to be ideal as a home office/study.



COUNCIL TAX

Rother District Council
Band D £2,506.86

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.