

Campbell's Estate Agents  
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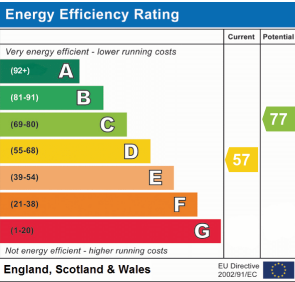
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Total area: approx. 83.1 sq. metres (894.9 sq. feet)  
For illustration purposes only - not to scale



9 Heatherbank, Hastings Road, Battle, East Sussex TN33 0TA **£450,000 freehold**

Conveniently situated for the mainline station and historic High Street is this extensively improved two bedroom detached bungalow that enjoys a large open plan kitchen/living room, level garden, off road parking and single garage.

- Detached Bungalow  
Single Garage
- 2 Bedrooms  
Level Rear Garden
- Open Plan Kitchen/Living Room  
Summerhouse
- Off Road Parking



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## Description

Conveniently situated within a short walk of the town centre and mainline station, this detached two bedroom bungalow has been tastefully improved and now offers a wonderful open plan kitchen/living room arranged around a centre island with views over the levels gardens. There are two double bedrooms, the main enjoying a walk in wardrobe, a luxurious bathroom and wc with Nest gas central heating, oak engineered or tiled flooring and double glazing throughout. Outside there is an enclosed area of parking to the front which extends down to the garage. The rear gardens are larger than average with a pergola covered area of decking, feature pond and good sized area of level lawn with planted borders, a greenhouse, kitchen planters and a detached summerhouse/studio. Viewing is highly recommended.

## Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings. Proceed up Battle Hill passing Tesco Express on your right and just after the left hand bend at the top the property will be round along on the left hand side indicated by our For Sale sign.

What3Words: ///copper.gather.confronts

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

6' 0" x 5' 5" (1.83m x 1.65m) part panelled with panelled and glazed door to

### RECEPTION HALL

part panelled walls with coved ceiling and opening through to the

### KITCHEN/BREAKFAST ROOM

21' 10" x 13' 9" (6.65m x 4.19m) an impressive double aspect room with double doors opening onto the decking and garden. The kitchen is fitted with a comprehensive range of base and wall mounted shaker style kitchen cabinets incorporating cupboards and drawers arranged around a centre island with an integrated fridge, freezer, washing machine and tumble dryer. There is a fitted low level oven, integrated dishwasher, wine cooler and a large area of quartz working surface incorporating a 4 ring gas hob and double butler sink with etched drainer and mixer tap. The kitchen opens into the LIVING/DINING AREA with engineered oak flooring and a limestone fireplace with cast iron insert and Realflame gas fire.



### CONSERVATORY/DINING ROOM

14' 5" x 8' 3" (4.39m x 2.51m) with engineered oak flooring, double glazed below a polycarbonate roof with stable door opening onto the decking and garden.

### BEDROOM

10' 9" x 10' 7" (3.28m x 3.23m) with window to front and fitted with a range of wardrobes, provision for wall mounted tv.

### BATHROOM

8' 10" x 7' 1" (2.69m x 2.16m) with obscured window to front, part panelled, part tiled, tiled floor, light tube and fitted with a roll top bath with telephone style taps, wet room shower area with glazed screen, fixed and hand held shower head, vanity sink unit with mirror above and heated towel rail.



### WC

with Burlington high cistern traditional sanitaryware.

### BEDROOM

12' 7" x 10' 5" (3.84m x 3.17m) with window to Conservatory, coving, picture rail, fitted with an attractive cast iron feature fireplace and large walk in wardrobe with hanging and shelving.



### OUTSIDE

The property is approached over a concrete driveway that provides ample parking and turning which is hedge enclosed and extends down to the side where there is a garage. To the rear is a pergola covered area of composite decking that looks out onto the garden with a further lower decked area and external lighting. The garden is enclosed with mature hedging and planted borders with a wisteria covered trellis, kitchen planters and a greenhouse. There is a small feature pond and a central pathway that leads to a wild garden to the rear where there is a large detached summerhouse 9' 7" x 9' 7" (2.92m x 2.92m).



### GARAGE

19' 9" x 10' 0" (6.02m x 3.05m) Concrete framed.

### 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.