



**Kent Street Nurseries, Kent Street, Battle, TN33
0SF**

Web: www.pcimestateagents.co.uk
Tel: 01424 839111

Offers In The Region Of £750,000

An opportunity has arisen to acquire this 1930's THREE BEDROOMED DETACHED BUNGALOW occupying this EXTREMELY GENEROUS PLOT of approximately 2.8 ACRES in total (unverified), offering POTENTIAL FOR DEVELOPMENT, subject to planning, or for those looking for a home to improve.

The property enjoys a LARGE FRONTAGE set back from the road with the front currently being used as an operational plant nursery. There is AMPLE OFF ROAD PARKING to the front, with vehicular access to the side and serving the rear of the property, which now offers lots of potential and is currently arranged as a large garden with a number of GREENHOUSES, POLYTUNNELS, WORKSHOPS and other temporary STORAGE STRUCTURES. This then extends onto a further large area of garden which is currently IN NEED OF CULTIVATION throughout.

The property itself is a THREE BEDROOMED DETACHED BUNGALOW, believed to have been built in the 1930's offering spacious accommodation throughout comprising an entrance hallway, lounge, KITCHEN-DINER, THREE DOUBLE BEDROOMS and a SHOWER ROOM.

Located on a sought-after road, within easy reach of the nearby villages of Westfield and Sedlescombe, being close to the historic town of Battle. Situated on the A21 providing access to London and also Hastings town centre.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Radiator, wall mounted thermostat control, door leading to rear.

LOUNGE

14'4 max x 11'10 (4.37m max x 3.61m)

Double glazed bay window to front aspect, feature fire surround, radiator, door to:

INNER HALLWAY

Radiator, rear door leading out to the garden.

KITCHEN-DINER

23'10 x 11'1 narrowing to 7'1 (7.26m x 3.38m narrowing to 2.16m)

Dual aspect room with two double glazed windows to front aspect, double glazed window to side aspect, comprising a range of eye and base level units with worksurfaces over, stainless steel inset sink with mixer tap, dining area offering ample space for dining table and chairs.

SHOWER ROOM

Walk in shower, wc, wash hand basin, tiled walls, tiled flooring, double glazed obscured windows to rear and side aspects

BEDROOM

14'3 max x 11'11 (4.34m max x 3.63m)

Double glazed bay window to front aspect, feature fire surround, radiator.

BEDROOM

12' x 11'11 (3.66m x 3.63m)

Double glazed window to rear aspect, feature fire surround, radiator.

BEDROOM

11'11 x 11'11 (3.63m x 3.63m)

Feature fire surround, double glazed window to rear aspect, radiator.

WORKSHOP

29'7 x 17'10 (9.02m x 5.44m)

Offering ample storage space with power and lighting.

CAR PORT

29'10 max x 19'8 max (9.09m max x 5.99m max)

OUTSIDE - FRONT

The property enjoys a large frontage set back from the road and currently being used as a plant nursery, there is also a large driveway providing off road parking for multiple vehicles, with gated vehicular access to the side of the property to reach the gardens.

REAR GARDEN

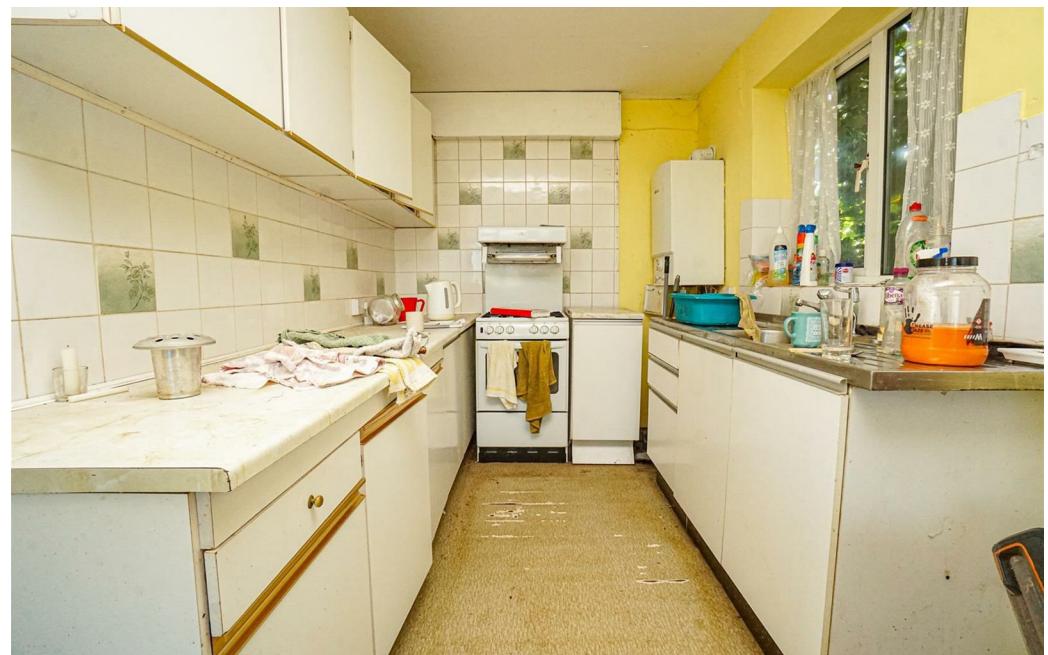
The property occupies a generous plot extending to approximately 2.8 acres in total, the garden currently houses a number of large greenhouses and polytunnels in addition to the aforementioned workshop and car port. There is a further temporary storage structure. The garden extends to a further section which is in need of cultivation and currently features a range of mature shrubs, plants and trees, offering potential for development (subject to planning).

AGENTS NOTE

The property is on mains electricity and gas, and the drainage is via a cesspit.

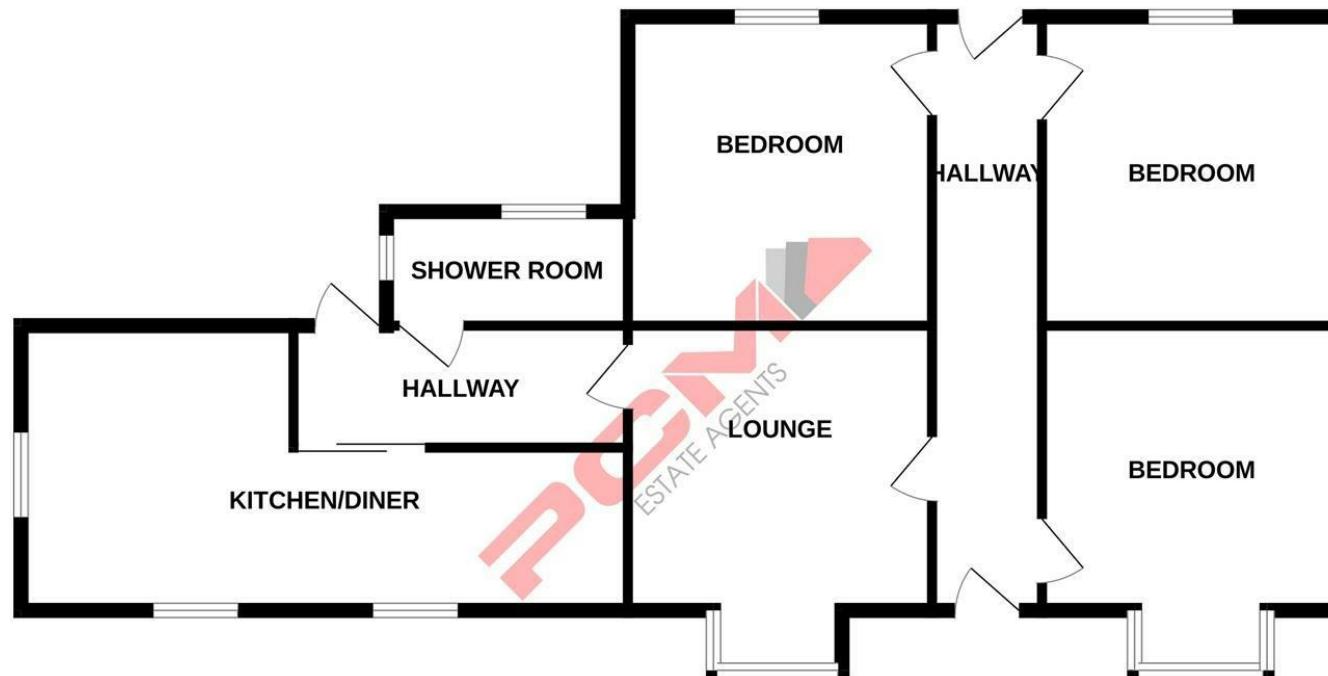
Council Tax Band: D







GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.