



**The Channings, Marlpits Lane, Battle, TN33 9LD**

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**Offers In Excess Of £565,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this exceptionally well-presented DETACHED FOUR BEDROOM CHALET STYLE PROPERTY, tucked away in a quiet country lane in Ninfield. Occupying a GOOD SIZED PLOT being approximately 0.42 of an acre (unverified).

The 136 sq/m of accommodation is arranged over two floors comprising an entrance hall, DUAL ASPECT LOUNGE-DINING ROOM, conservatory, KITCHEN-BREAKFAST ROOM, TWO GROUND FLOOR BEDROOMS plus a GROUND FLOOR BATHROOM, upstairs landing, TWO FURTHER BEDROOMS and a SHOWER ROOM. The property has OFF ROAD PARKING for multiple vehicles and an INTEGRAL DOUBLE GARAGE.

The GARDEN is a real FEATURE and offers ample outdoor space for families to enjoy, with a SUNSTANTIAL INDIAN SANDSTONE TERRACE/ PATIO that opens up onto a section of lawn with a SMALL PADDOCK at the bottom of the garden.

Conveniently positioned within easy reach of local amenities within nearby Catsfield and Battle, Battle's mainline railway station with convenient links to London and a range of popular schooling establishments within the area.

This OLDER STYLE DETACHED CHALET BUNGLOW offers modern comforts including gas fired central heating and double glazing. Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to;

#### **ENTRANCE HALL**

Stairs rising to upper floor accomodation, wood laminate flooring, radiator, storage cupboard, doors to:

#### **DUAL ASPECT LOUNGE-DINING ROOM**

25'6 into bay x 13'2 narrowing to 11'6 (7.77m into bay x 4.01m narrowing to 3.51m)

Continuation of the wood laminate flooring, two double radiators, fireplaces, coving to ceiling, ceiling and wall lighting, double glazed bay window to front aspect, double glazed French doors opening to rear providing access to:

#### **CONSERVATORY**

10' x8' (3.05m x2.44m)

UPVC construction with polycarbonate roof, double glazed windows to both side and rear elevations, double glazed sliding patio doors to rear elevation opening to the garden.

#### **KITCHEN-BREAKFAST ROOM**

12'7 x 11'8 (3.84m x 3.56m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, AGA (incorporated in sale), four ring electric hob with oven below and extractor over, inset drainer-sink with mixer tap, integrated fridge freezer, breakfast bar seating area, continuation of the wood laminate flooring, wall mounted vertical radiator, coving to ceiling, down lights, wall mounted consumer unit for the electrics, double glazed window to rear aspect with views down the garden, archway through to:

#### **INNER HALL**

Access to double garage, bedroom and bathroom.

#### **BEDROOM**

12'9 x 10'8 (3.89m x 3.25m)

Measurement excludes doors recess, wood laminate flooring, double radiator, double glazed window and door to rear aspect with views and access onto the garden.

#### **BATHROOM**

Corner bath with Victorian style mixer tap and shower attachment, vanity enclosed wash hand basin, low level wc, double radiator, wall mounted vanity unit, coving to ceiling, wood laminate flooring, dual aspect with double glazed obscured windows to side and rear elevations.

#### **FIRST FLOOR LANDING**

Built in storage cupboards, access to:

#### **BEDROOM**

17' max narrowing to 11'4 (5.18m max narrowing to 3.45m)

Dual aspect with double glazed windows to front and rear having lovely views down the garden, double radiator and single radiator, fitted bedroom furniture including chest of drawers and wardrobe, combination of ceiling and wall lighting.

#### **BEDROOM**

8'8 x 7'9 (2.64m x 2.36m )

Velux to side, access to eaves storage.

#### **SHOWER ROOM**

Walk in shower enclosure, dual flush low level wc, vanity enclosed wash hand basin, aquaborded walls, radiator, wood laminate flooring, double glazed window with obscured glass to rear aspect privacy.

#### **GARAGE**

20'3 x 15'8 (6.17m x 4.78m)

Power and light, electric up and over door, floor standing boiler, space and plumbing for washing machine, workbench, personal door to side aspect, door to inner hall.

#### **OUTSIDE - FRONT**

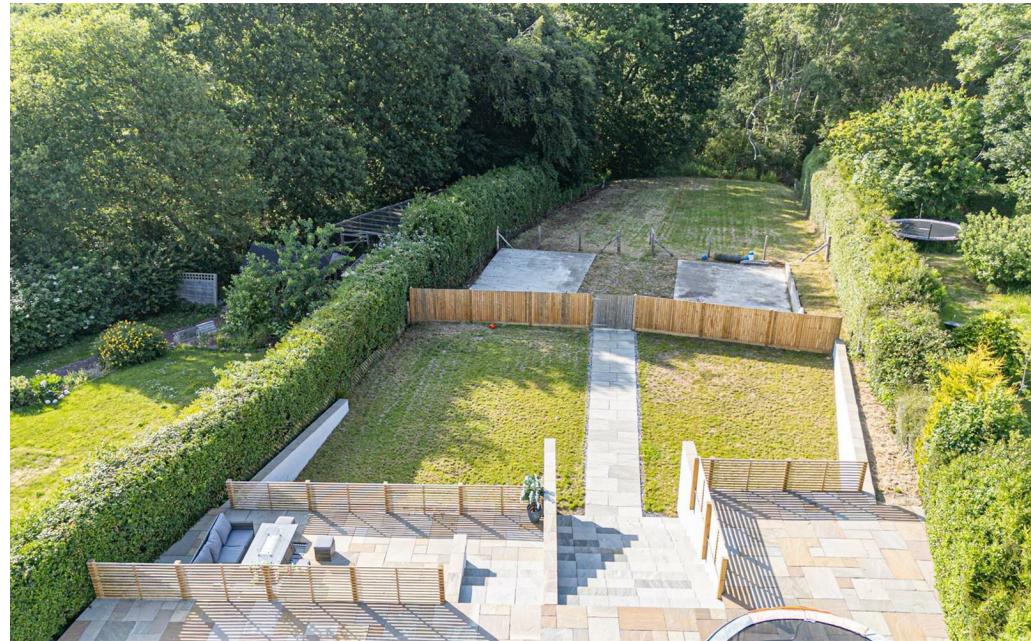
Driveway providing off road parking for multiple vehicles laid with stone, raised planted borders retained by railway sleepers.

#### **REAR GARDEN**

Beautifully landscaped and private garden arranged three levels, one being laid with Indian sandstone offering ample space to entertain. The garden descends to a section of lawn with an Indian sandstone path and a further bottom section of garden which is segregated off via a fence and gate to a small paddock. There are hedged boundaries and gated access to front. The garden offers ample outside space to eat al-fresco and entertain.

Council Tax Band: D







GROUND FLOOR  
1292 sq.ft. (120.0 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1782 sq.ft. (165.6 sq.m.) approx.

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 equipment 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
75			
48			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		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.