

PCM
ESTATE AGENTS

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Guide Price £475,000

** GUIDE PRICE £475,000 TO £500,000 **
PCM Estate Agents are delighted to present to the market this deceptively spacious CHAIN FREE FOUR BEDROOM DETACHED HOUSE tucked away in an elevated position with a WRAP AROUND GARDEN, LARGE DOUBLE GARAGE and OFF ROAD PARKING for multiple vehicles.

This FAMILY HOME offers adaptable accommodation over two floors comprising an L shaped entrance hall with ample storage space, LOUNGE-DINER, kitchen, TWO GROUND FLOOR BEDROOMS and a GROUND FLOOR BATHROOM. Upstairs there are TWO FURTHER DOUBLE BEDROOMS and a SHOWER ROOM. The property offers modern comforts including gas fired central heating and is well-presented throughout. The DOUBLE GARAGE is insulated and carpeted with hot and cold running water and an electric roller door with remote access. There is AMPLE OFF ROAD PARKING with the ability to park approximately 4-6 vehicles.

This FAMILY HOME features a WRAP AROUND GARDEN having a lovely SUNNY PATIO, established planted borders and a POND. The garden is also incredibly private.

Positioned within easy reach of the market town of Battle, Bannatynes Gym and Pool, popular schooling establishments, the nearby town of Battle with its mainline railway station providing convenient links to London and just a short stroll from an area of woodland, tucked away on a private no-through road. Also positioned within easy reach are Hastings and St Leonards seafront as well as Beauport Park Golf and Country Club.

This ADAPTABLE HOME offers many features and must be viewed to fully appreciate the accommodation on offer.

WOODEN PARTIALLY GLAZED FRONT DOOR
Opening onto:

L SHAPED ENTRANCE HALL
Oak flooring, radiator, coving to ceiling, down lights, wall mounted thermostat control for gas fired central heating, two radiators, stairs rising to upper floor accommodation, under stairs storage cupboard, double glazed door to rear opening to the rear porch.

DOUBLE ASPECT LOUNGE-DINING ROOM
25'5 into bay narrowing to 10'1 x 17' narrowing to 15'7 (7.75m into bay narrowing to 3.07m x 5.18m narrowing to 4.75m)
Impressive dual aspect light and airy reception room with two radiators, fireplace with gas effect wood burner, telephone and television points, double glazed window to front aspect, double glazed bay window to front and further double glazed bay window to side.

KITCHEN
11'7 x 10' (3.53m x 3.05m)
Built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven and grill below, fitted cooker hood, ceramic one & ½ bowl drainer-sink unit with mixer tap, space for dishwasher, space for tall fridge freezer, pantry style cupboard, tiled flooring, integrated washing machine, separate tumble dryer, window to side aspect and further window to rear aspect.

BEDROOM
12'3 x 11'5 into bay (3.73m x 3.48m into bay)
Built in storage, double radiator, dual aspect with double glazed window to front and double glazed bay window to rear overlooking your private side section of garden.

BEDROOM
14'8 into bay x 12'3 (4.47m into bay x 3.73m)
Fitted wardrobes, radiator, double glazed bay window with side aspect with views over the side section of garden.

DOWNSTAIRS BATHROOM
Panelled bath with chrome mixer tap, pedestal wash hand basin, low level wc, radiator, down lights, window to rear aspect with obscured glass for privacy.

FIRST FLOOR LANDING
Down lights, Velux windows to both side and front elevations, access to eaves storage, radiator, doors to:

BEDROOM
14'7 x 12'5 (4.45m x 3.78m)
Radiator, ample storage, vanity enclosed wash hand basin with tiled splashbacks and wall mounted mirror over, double glazed window to side aspect with views over the side garden.

BEDROOM
14'7 x 11'3 (4.45m x 3.43m)
Access to eaves storage, radiator, double glazed window to side aspect with views over St Leonards.

SHOWER ROOM
Walk in shower enclosure, tiled flooring and walls, chrome ladder style heated towel rail.

DETACHED DOUBLE GARAGE
18'1 x 15'8 (5.51m x 4.78m)
Electric up and over door, apex roof being double height being adequate for a van, Velux window to side elevation, double glazed door to garden, access to hot and cold running water, power and light, plastered, painted and carpeted.

OUTSIDE - FRONT
Driveway providing parking for multiple vehicles leading to the garage, additional driveway offering further parking. The chalet bungalow occupies a slightly elevated position being private and set back from the road. The front garden itself is sympathetically terraced with a shingle path that runs down the side and front elevation leading to the front door, there are also steps to the left hand-side elevation back down to the street level.

WRAP AROUND GARDEN
Extending off the back and side of the property, laid to lawn with pond, large wooden shed, patio seating/ entertaining area, willow tree, shed (11'8 x 9'7) with double opening doors, mature plants and shrubs, hedged boundaries with dog proof fencing. The garden enjoys sunshine in various spots throughout the day and is private.

Council Tax Band: D

















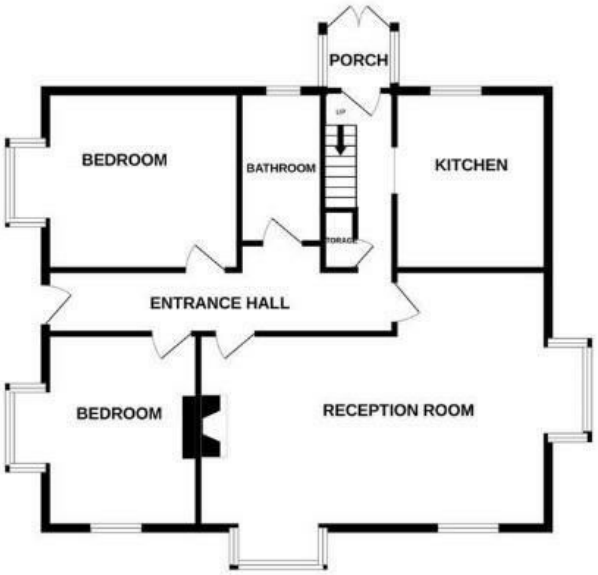


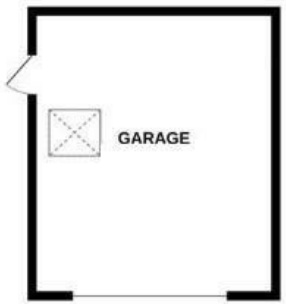




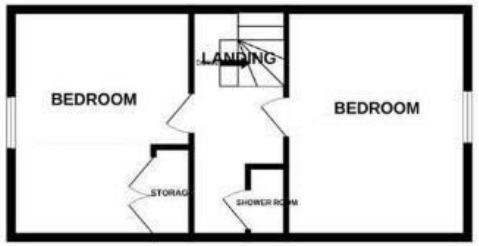


GROUND FLOOR
1250 sq.ft. (116.1 sq.m.) approx.



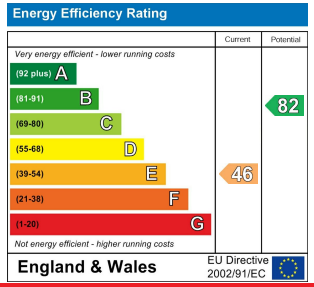


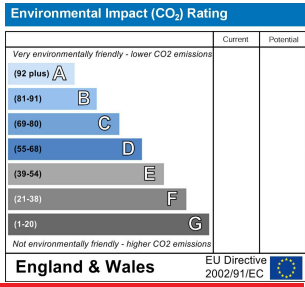
1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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