



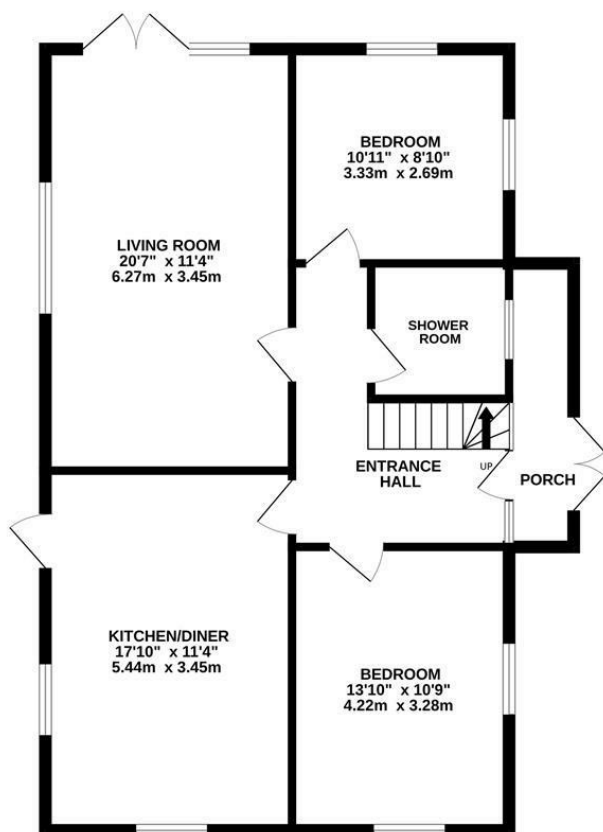
## Tollgates, Battle TN33 0JA

### Offers in the region of £525,000



A charming four bedroom DETACHED CHALET BUNGALOW with a garage and parking, situated in a sought after location just a short walk from Battle High Street. It is enviably placed within the SCHOOL CATCHMENT AREA for Claverham Community College and Battle & Langton Primary School. The accommodation here is PRESENTED TO AN EXCELLENT STANDARD, offering a versatile layout spanning two storeys. The ground floor enjoys ORIGINAL WOODEN FLOORBOARDS which flow throughout and is arranged as a dual aspect living space, which benefits from double doors leading out to the low maintenance rear garden. The separate EAT-IN KITCHEN also enjoys access outside, a Britannia range oven, a breakfast bar and plenty of room for a full dining table. There are two double bedrooms on the ground floor together with a STYLISH SHOWER ROOM which has been recently fitted with an electric power shower and a heated towel rail. The upper floor houses two further bedrooms which are both fitted with multiple built-in storage cupboards and additional eaves storage. The principal bedroom also enjoys an EN-SUITE which has been newly fitted with a

GROUND FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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