



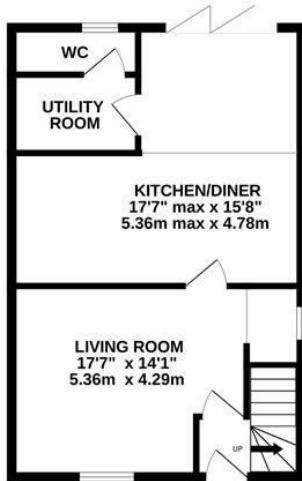
Blacksmiths Field, Battle TN33 9AX

Offers in excess of £525,000

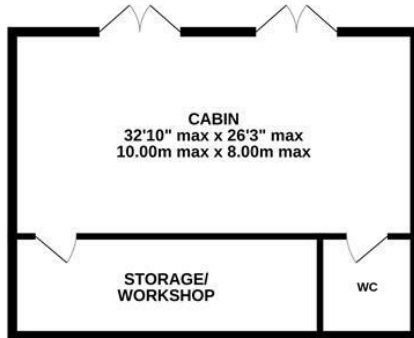
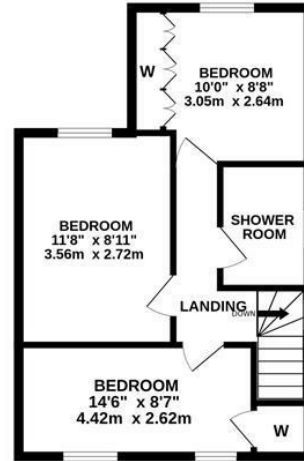


A charming three bedroom semi detached house with extensive front and rear gardens positioned in a PEACEFUL AND SOUGHT AFTER LOCATION within the Village of Crowhurst. It's enviably placed within walking distance to the Village recreation ground, a local pub and mainline railway station. The accommodation here is BEAUTIFULLY PRESENTED THROUGHOUT with the ground floor arranged as a cosy living room with a study area while the OPEN PLAN KITCHEN AND DINING SPACE spans the rear of the property benefitting from bi-folding doors opening to the rear garden. The kitchen is fitted with contemporary units and enjoys a SEPARATE UTILITY ROOM with a downstairs cloakroom. The first floor houses three well proportioned double bedrooms, two bedrooms enjoy BUILT-IN WARDROBES, along with a modern shower room and from the front of the property there are far reaching countryside views. Externally the gardens are a particular feature, the rear garden ADJOINS NEIGHBOURING WOODLAND and enjoys a large patio which provides the perfect spot to dine al-fresco with a generous expanse of lawn beyond. The front

GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1369 sq.ft. (127.1 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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