



**Field Way, Battle TN33 0FT**

**welcome to**

**Field Way, Battle**

**\*\*SHARED OWNERSHIP 50%\*\***

Fox & Sons are delighted to present to the market this three bedroom detached home on a new development in the historic town of Battle. The property briefly comprises of three bedrooms, the master having an en-suite and walk in wardrobe, modern high specification kitchen and bathroom, living room opening onto the back garden, driveway for multiple vehicles.



### Entrance Hall

Having access to all downstairs rooms, stairs leading to first floor, two storage cupboards and a radiator.

### Separate Wc

Having a double glazed window to the front aspect, WC, wash hand basin, wooden flooring and radiator.

### Lounge

16' 6" x 10' 10" ( 5.03m x 3.30m )

Having double glazed window to the front aspect, double glazed patio door to the rear aspect opening onto patio with additional double glaze panels either side of the doors, wooden flooring and a radiator.

### Kitchen

16' 5" x 10' 8" ( 5.00m x 3.25m )

A modern fitted gloss kitchen with a range of wall and base units with LED under cupboard lighting, cupboard containing boiler, gas hob with extractor fan above, electric oven, integrated fridge freezer, one and a half bowl sink and drainer with mixer tap, double glazed patio doors to the rear aspect opening onto patio, and wooden flooring throughout.

### Landing

Having carpeted stairs, double glazed window to the rear aspect and loft access.

### Bedroom One

11' 5" x 10' 11" ( 3.48m x 3.33m )

Having double glazed window to the front aspect, radiator, walk in wardrobe, entrance to the en-suite.

### En-Suite

Having double glazed window to the rear aspect, wash hand basin, WC, electric shower, extractor fan and tiled floor.

### Bedroom Two

11' 3" x 8' 4" ( 3.43m x 2.54m )

Having double glazed window to the front aspect and a radiator.

### Bedroom Three

11' 2" x 8' ( 3.40m x 2.44m )

Having double glazed window to the rear aspect and a radiator.

### Bathroom

Having a double glazed window to the front aspect, bath with shower attachment over, heated towel rail, wash hand basin, WC, partly tiled walls and tiled floor.

### Rear Garden

Being a laid to lawn garden with a patio area adjoining the property, pathway leading to side aspect with a gate to the driveway and a garden shed.

### Front Garden

Being laid to lawn with shrubs and borders and pathway leading to the front door.

### Driveway

Having ample space for multiple vehicles.



Total floor area 95.5 m<sup>2</sup> (1,028 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Field Way, Battle

- **\*\*SHARED OWNERSHIP\*\***
- EN-SUITE AND WALK IN WARDROBE TO MASTER
- CLOSE PROXIMITY TO BATTLE TOWN CENTRE
- MODERN FITTED GLOSS KITCHEN
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: B

shared ownership

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BOS111830 - 0005

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