



**Orchard Bank London Road, Battle TN33 0LP**



**welcome to**

**Orchard Bank London Road, Battle**

Fox & Sons are delighted to the market this charming DETACHED TWO / THREE BEDROOM BUNGALOW situated off from the A2100. Surrounded by quaint and characterful homes, this bungalow provides the perfect blend of semi-rural tranquility and modern convenience. Viewing is highly recommended!



## Location Highlights:

Nestled close to the picturesque Battle Village, home to the historic Battle Abbey - the site of the 1066 Battle of Hastings. This characterful village is rich in history & offers a thriving High Street, lined with independent shops, cafes and local businesses all offering a unique and welcoming atmosphere. Battle benefits from a selection of highly rated ofsted approved schools for all ages, making it perfect for families & also benefits from a mainline train station with links to London Charring Cross & beyond! Enjoy stunning countryside views of rolling fields and woodlands with plenty of walking trails & places to explore, vibrant local markets, rural charm & character, modern convenience and an excellent sense community!

## Entrance Hall

## Lounge

13' x 10' 11" ( 3.96m x 3.33m )

A bright & light living space featuring hard oak wood flooring, completely plastered @ & partially paneled walls, double electric feature firepoint, radiator, spotlight lighting, TV point & powerpoints and double-glazed bay windows to the front-aspect.

## Dining Room

13' x 10' 11" ( 3.96m x 3.33m )

Offering a double-glazed window, hard oak wood flooring, electric fuse box, wall-mounted radiator, powerpoints and spotlight lighting.

## Kitchen

12' 11" x 7' 3" ( 3.94m x 2.21m )

Featuring a range of matching white wall and base units, double-glazed window with a single sink & drainer unit with mixer tap below, eye-level integral oven & grill, integral dish washer, six-ring induction unit with extractor fan above, wine cooler, ample amounts of storage units, powerpoints, TV point, newly fitted combination boiler and spotlight lighting.

## Conservatory / Utility

10' 5" x 6' 9" ( 3.17m x 2.06m )

Leading from the kitchen, with space & plumbing for a washing machine, dishwasher and American-Style free standing fridge freezer.

## Bedroom One

13' x 10' 11" ( 3.96m x 3.33m )

Benefiting from an immaculate presentation, stylish paneling, spotlight lighting, powerpoints & TV point, radiator and double-glazed double doors leading to the rear garden.

## Bedroom Two

13' x 8' 6" ( 3.96m x 2.59m )

Featuring gorgeous double-glazed bay windows to the front-aspect, wall-mounted radiator, powerpoints, TV point, plastered walls and spotlight lighting.

## Shower Room

9' 5" x 5' 3" ( 2.87m x 1.60m )

A modern & matching suite offering a double walk-in shower with glass panels & shower attachments, a double wash hand basin with double-drawer storage below & mounted vanity above, low-level WC, heated towel rail and completely tiled walls & flooring.

## Outside:

With access via electric gates, leading to the extensive private driveway with it's own lawned roundabout. The bungalow is situated on a 0.6 acre plot with a large private rear garden offering an expansive area laid-to-lawn, partial patio area with it's very own outside kitchen, outbuildings to the rear & front aspects and a detached garage to the side aspect.

## Agents Note:

The current owners have undergone cosmetic work & updates in order to market the property at the highest standards. This includes a newly rendered front, newly fitted shower room & kitchen, insulation and oak wood flooring throughout, new combination boiler fitted within the last 12 months and the garage comes with approved planning permission for extension (PP documents can be seen upon request). The planning permission for the side extension - 6X4M to create a large dining area with direct access to the garden.



Total floor area 88.6 m<sup>2</sup> (954 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)



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## Orchard Bank London Road, Battle

- Semi-Rural Two / Three Bedroom Detached Bungalow
- Located a Short Distance from the Historic & Beautiful Battle Village
- Deceptively Spacious & Extensive Square Footage
- Modern Fittings & Renovation to the Highest Standard Throughout
- Characterful Home with Rare Charm & Opportunity

Tenure: Freehold EPC Rating: E

guide price

**£650,000**



Please note the marker reflects the postcode not the actual property

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