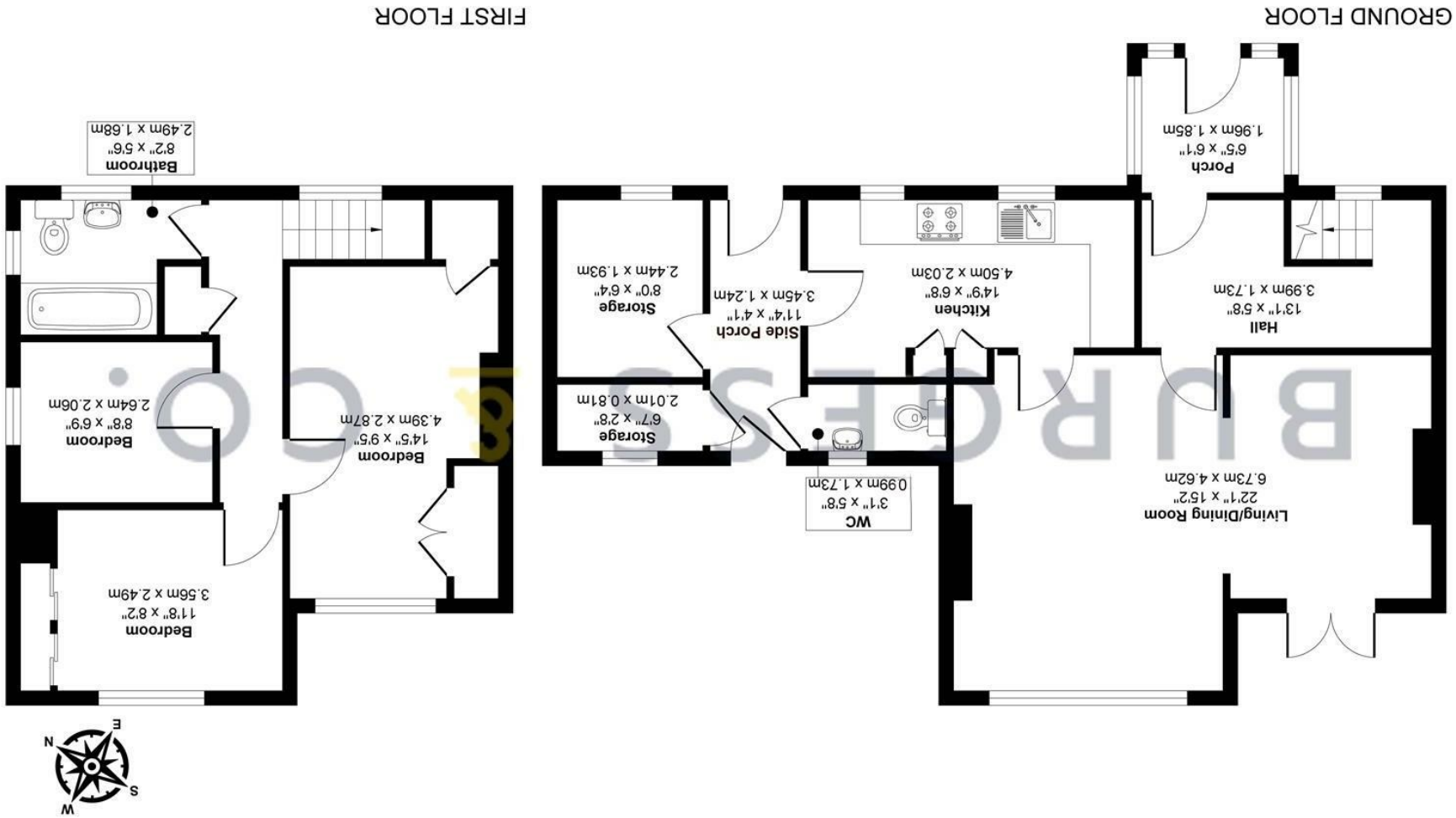




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BURGESS & CO. 19 Mountjoy, Battle, TN33 0EQ
01424 222255

Offers In Excess Of
£335,000 Freehold



Burgess & Co are delighted to offer to the market this opportunity to acquire this three bedroom semi detached house with PLANNING PERMISSION GRANTED for a two bedroom dwelling to be built within the garden (Planning Ref : RR/2022/2925/P). Ideally located within close walking distance to the high street of the historic town of Battle with its shops, restaurants, bus services, pubs, Doctors Surgery and mainline railway station connecting to London. The accommodation comprises a porch, an entrance hall, a bright & spacious living/dining room, a fitted kitchen, a downstairs cloakroom and a large storage room. To the first floor there are three bedroom and a fitted bathroom. Further benefits include double glazing and gas central heating. To the outside there are extensive gardens with off road parking to the front. Viewing is highly recommended by the vendors sole agents to fully appreciate not only the scope for DEVELOPMENT but its desirable location.

- Porch**
6'5 x 6'1
With tiled floor, double glazed windows, door to

Entrance Hall
13'1 x 5'8
With radiator, stairs to First Floor, double glazed window to the front.

Living/Dining Room
22'1 x 15'2
With two radiators, feature fireplace, double glazed window to the rear, double glazed French doors to the rear patio. Door to

Kitchen
14'9 x 6'8
Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, tiled splashbacks, fitted gas hob, fitted oven, space for standing fridge/freezer & washing machine, pantry cupboard, radiator, panelled ceiling with downlights, two double glazed windows to the front. Door to

Side Porch
With hatch to loft space, door to store room, door to the rear garden, double glazed door to the front.

Store Room
8'0 x 6'4
With tiled floor, Baxi boiler, Potterton digital thermostat, double glazed window to the front.

Gardeners W.C
5'8 x 3'1
Comprising low level w.c, wash hand basin, tiled floor, electric radiator, double glazed frosted window to the rear.

First Floor Landing
With airing cupboard, access to loft being partly boarded with pull down ladder,double glazed window to the front.

Bedroom One
14'5 x 9'5
With radiator, fitted wardrobes, double glazed window to the rear.

Bedroom Two
11'8 x 8'2
With radiator, fitted wardrobes, double glazed window to the rear.

Bedroom Three
8'8 x 6'9
With radiator, fitted wardrobe, double glazed window to the side.

Bathroom
8'2 x 5'6
Comprising bath with Mira electric shower over & screen, low level w.c, vanity unit with inset wash hand basin, tiled floor, radiator, double glazed frosted window to the front.

Outside
To the front there is gated off road parking and a pathway to the entrance. The gardens wrap around the property being mainly laid to lawn with a paved patio area, mature shrubs, an apple tree, two timber sheds and the garden is enclosed by fencing.

NB
The property has solar photo-voltaic panels & solar thermal panels. There is planning permission granted for a two bedroom detached dwelling within the garden ref: RR/2022/2925/P. Council tax band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

