



Frederick Thatcher Place, Battle TN33 0HW

welcome to

Frederick Thatcher Place, Battle

This spacious well presented mid-terraced two bedroom house modern throughout that offers accommodation set out over two floors with gas central heating. A favoured and convenient position to nearby Battle High Street with local amenities, schools and a mainline station serving London Charing Cross.



Access Via

Private front door and small patio space.

Entrance Hall

with solid wood flooring, built in storage cupboard, understairs storage cupboard, fuse board and radiator

Cloakroom

with solid wood floor, low level wc, wash hand basin, electric radiator, tiled walls and side aspect single glazed window with secondary glazing

Lounge

17' 7" x 14' 4" (5.36m x 4.37m)

with carpet flooring, two radiators, gas fire place, built in storage cupboard and shelves, front aspect single glazed window with shutters, view over the meadow and woods and double door leading to

Kitchen / Diner

17' 7" x 10' 10" (5.36m x 3.30m)

with karndean flooring, fitted base, wall and tower units, radiator, quartz stone worktops, 5 gas ring hob, extractor, combi oven, double oven, warming draw, two bowl sink and integrated appliances dishwasher, washing machine, under counter freezer, fridge freezer and single glazed windows to front and rear aspect with bespoke made blinds

Landing

with carpet runner with stair rods going up the stairs, radiator, built in storage cupboard, airing cupboard and side aspect single glazed window

Bathroom

with tiled floor, two drawer vanity unit, wash hand basin, low level wc, towel radiator, enamelled metal bathtub and side aspect single glazed window

Bedroom One

11' 9" x 15' 2" (3.58m x 4.62m)

with carpet flooring, built in storage cupboard, radiator, main loft hatch and front aspect single glazed window with shutters looking out to

communal lawns

En-Suite

with LVT flooring, fitted bathroom units, low level wc, wash hand basin, extractor, large shower with slide door and radiator

Dressing Room

10' x 6' (3.05m x 1.83m)

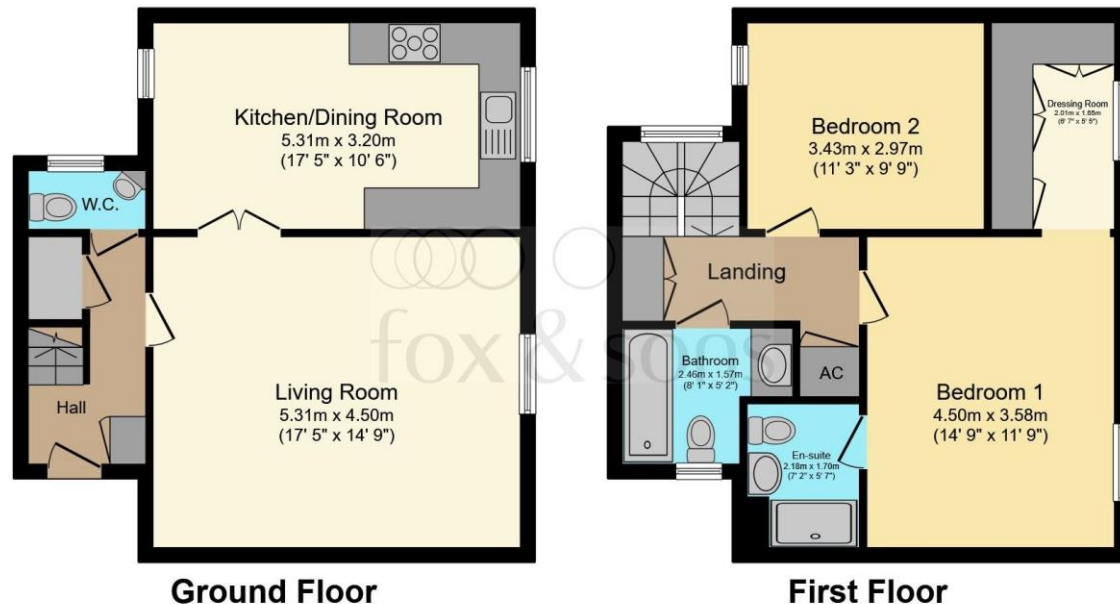
with carpet flooring, built in wardrobes and front aspect single glazed window with shutters looking out to meadows

Bedroom Two

9' 11" x 11' 3" (3.02m x 3.43m)

with carpet flooring, radiator and rear aspect single glazed window with courtyard views

Two Owned Spaces



Total floor area 96.6 m² (1,039 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.focalagent.com



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welcome to

Frederick Thatcher Place, Battle

- TWO BEDROOM
- MASTER BEDROOM WITH EN SUITE AND DRESSING ROOM
- MID-TERRACED HOUSE
- MODERN, FULLY INTEGRATED KITCHEN AND FAMILY BATHROOM
- COMMUNAL LAWNS

Tenure: Freehold EPC Rating: D

£450,000



Please note the marker reflects the postcode not the actual property

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