



ESTATE AGENTS

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Price £429,950

Nestled in Historic Battle, this CHARMING TWO BEDROOM SEMI DETACHED CHARACTER PROPERTY, built circa 1855, boasts TIMELESS ELEGANCE AND MODERN CONVENIENCE.

Step through the door and into a spacious yet INVITING LIVING ROOM, complete with a FIREPLACE and WOOD BURNER, perfect for cosy evenings in. Be greeted by BEAMED CEILINGS and ample storage, seamlessly flowing into an OPEN PLAN MODERN KITCHEN-DINING ROOM, the range of cupboards and drawers are built from SOLID OAK and adorned with GRANITE WORKTOPS, this kitchen is a chef's delight, featuring INTEGRATED APPLIANCES and luxurious underfloor heating, it's the perfect space for family gatherings.

Upstairs, discover TWO GENEROUSLY SIZED DOUBLE BEDROOMS with built in storage cupboards/wardrobes and a MODERN BATHROOM, complete with a separate shower.

Outside, the property occupies an elevated position set back from the road while OFF ROAD PARKING for two cars ensures convenience.

The EXPANSIVE LANDSCAPED GARDEN is a TRANQUIL OASIS, featuring lush lawns, flourishing borders, and charming outbuildings including a STUDIO/ HOME OFFICE, SUMMER HOUSE and potting shed.

Located within easy reach of Battle High Street, it's mainline railway station with convenient links to London. Also being within range of renowned schools and picturesque countryside walks within Battle Great Woods. Don't miss your chance to make this enchanting property your own – schedule your viewing today.

FRONT DOOR

Opening to:

LIVING ROOM

19'7 x 16'6 (5.97m x 5.03m)

Spacious yet cosy room with exposed brick fireplace, wooden mantle and stone hearth with wood burner, two radiators, telephone point, stairs rising to upper floor accommodation under stairs storage cupboard, beamed ceiling,

further large storage cupboard housing the wall mounted boiler and offering plenty of storage for coats and shoes, two borrowed light windows onto the open plan kitchen-diner, doors opening to kitchen-dining room, door to utility, double glazed window to front aspect.

OPEN PLAN KITCHEN-DINER

19'8 x 10'7 (5.99m x 3.23m)

Fitted with a matching range of eye and base level solid oak cupboards and drawers having soft close hinges and with granite worktops over and matching upstands, inset Belfast sink with mixer tap, Neff four ring induction hob with slide and hide oven below and fitted cooker hood over, integrated appliances including an under counter fridge, separate freezer and a dishwasher. Larder cupboard in addition to a large corner unit which could be utilised as a larder space, porcelain tiled flooring under floor heating, under cupboard lighting, Velux window, double glazed tilt and turn window and double glazed French doors with windows either side opening on to the garden.

UTILITY

8'5 x 3' (2.57m x 0.91m)

Tiled flooring, space and plumbing for washing machine and tumble dryer, inset down lights, two double glazed windows to side aspect and door to:

DOWNSTAIRS WC

Dual flush low level wc, wall mounted wash hand basin, radiator, tiled flooring, exposed brick feature wall, inset down lights, double glazed obscured glass window to side aspect.

FIRST FLOOR LANDING

Door to:

BEDROOM ONE

13'4 x 11'6 (4.06m x 3.51m)

Radiator, large storage cupboard, double glazed window to side aspect in addition to a further double glazed window to the front aspect.

BEDROOM TWO

11'7 x 9'9 (3.53m x 2.97m)

Built in wardrobe, radiator, under eave storage, stairs rising to a boarded loft space, double glazed window to rear aspect with a pleasant view onto the garden.

BATHROOM/ SHOWER ROOM

Fitted with with a stand alone Victorian style bathtub with mixer tap and separate corner walk in shower enclosure with shower, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, built in storage unit, tiled flooring, part tiled walls, chrome ladder style heated towel rail, double glazed pattern glass window to side aspect and Velux window to rear aspect.

OUTSIDE - FRONT

The property occupies an elevated position set back from the road with a hedged boundary and a landscaped front garden with planted areas.

REAR GARDEN

Paved with gated side access to front, outside water tap located on the side elevation. Facing a south-westerly aspect and established, with a brick paved patio abutting the property, mainly laid to lawn with established planted borders and a combination of hedged and fenced boundaries. The garden bootlegs behind the neighbouring property with a further patio entertaining area where there is also a timber summer house which has power, a potting/ storage shed of timber framed construction also having power and a timber framed studio with windows and power that could be used as a home office, crafts room or even a gym. The studio also has the benefit of power and light and access to broadband.

PARKING

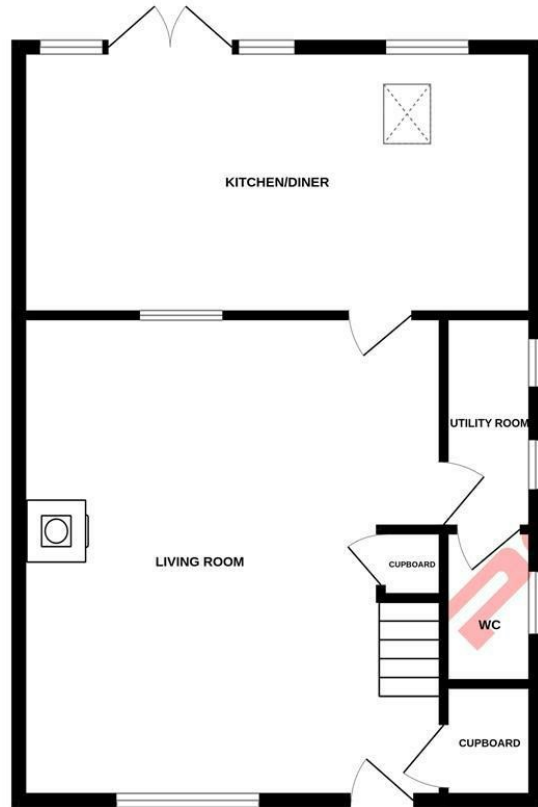
There are two parking spaces located at the back of the property with direct access into the garden.







GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		100
(81-91) B			
(69-80) C		69	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.