

ESTATE AGENTS

**Broadway, Oakhurst Road, Battle, TN33 0JL**

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**Price £425,000**

PCM Estate Agents are delighted to offer to the market an opportunity to secure this EXTREMELY SPACIOUS THREE BEDROOMED DETACHED BUNGALOW located in a highly sought-after and quiet cul-de-sac within the popular market town of Battle.

The property is IN NEED OF MODERNISATION throughout however offers spacious accommodation comprising an 19ft LOUNGE/ CONSERVATORY, kitchen being open plan to DINING ROOM, separate UTILITY ROOM, THREE DOUBLE BEDROOMS one of which enjoying its own EN-SUITE in addition to the main bathroom. Externally the property benefits from a PRIVATE AND SECLUDED REAR GARDEN, whilst to the front there is OFF ROAD PARKING for multiple vehicles leading to a GARAGE.

Call now to book your immediate viewing to avoid disappointment.

#### **DOUBLE DOORS**

Leading to;

#### **LOUNGE/ CONSERVATORY**

19' x 12'1 (5.79m x 3.68m)

Windows to front and side aspects, doorway to;

#### **HALLWAY**

Into;

#### **KITCHEN**

17'1 x 10' (5.21m x 3.05m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, inset sink with mixer tap, cupboard housing wall mounted gas fired boiler, window and double doors to rear aspect, open plan to;

#### **DINING ROOM**

12' x 11'11 max (3.66m x 3.63m max )

Window to rear aspect overlooking the garden, feature fire surround.

#### **UTILITY ROOM**

10'9 x 5'11 (3.28m x 1.80m)

Door to front aspect.

#### **BEDROOM**

12' x 11'5 (3.66m x 3.48m)

Window to front aspect, radiator, door to;

#### **EN SUITE SHOWER ROOM**

Walk in shower, wc, radiator, window to rear aspect.

#### **BEDROOM**

10' x 8'10 (3.05m x 2.69m)

Window to side aspect.

#### **BEDROOM**

11'5 max x 8'10 (3.48m max x 2.69m)

Window to side aspect, radiator.

#### **BATHROOM**

Fitted with panelled bath, wc and was basin, heated towel rail, double glazed window.

#### **REAR GARDEN**

Private and secluded with patio area ideal for seating and entertaining, leading onto an area of lawn, enclosed fenced boundaries, gate providing rear access, featuring a range of mature shrubs and plants.

#### **GARAGE**

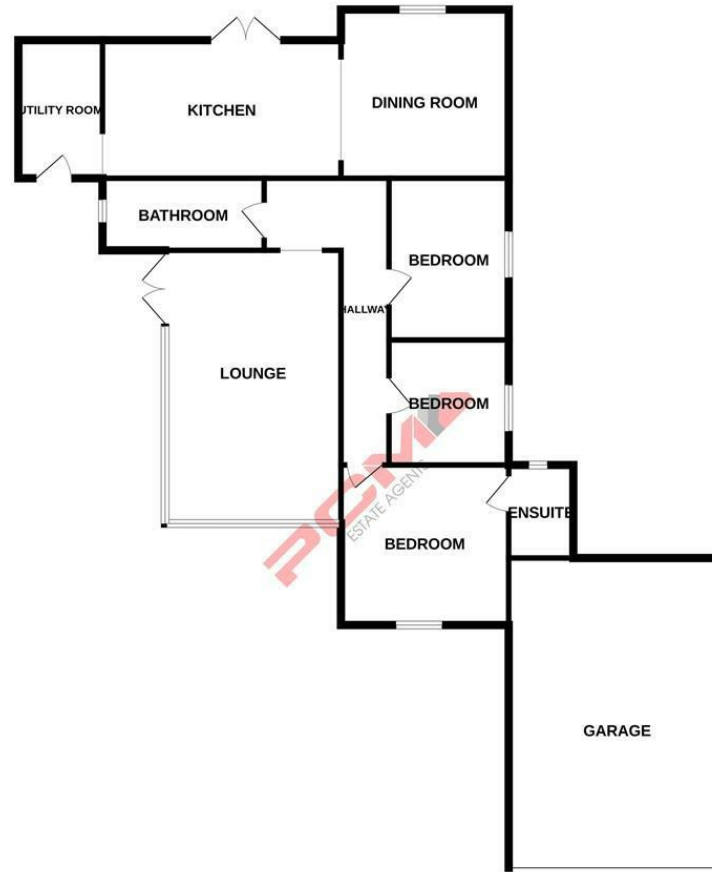
Up and over door.

#### **OUTSIDE - FRONT**

Large frontage providing off road parking for multiple vehicles.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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