

**RUSH
WITT &
WILSON**



**Woodside, Canadia Road, Battle, East Sussex TN33 0LR
By Auction £250,000**

Lot-Woodside, Candia Road, Battle East Sussex TN33 0LR

Auction Guide Price £250,000 - plus fees

The property is to be offered online by Clive Emson
Auctioneers on 01 May 2025

To register to bid, view legal documentation or for general
auction enquires please contact the auctioneers or visit their
website cliveemson.co.uk

Located on a quiet private lane just a short drive from Battle
High Street and mainline station, sits this detached Colt
bungalow on a double plot of 0.32 acres (TBV).

The property is in need of complete renovation and may offer
development potential given the size of the plot, for either a
developer or self-builder, subject to the usual planning
consents.

Currently the property consists of three bedrooms, a sitting
room, kitchen/dining room and bathroom. Outside there is a
private mature garden with ample frontage providing further
garden, parking and a single garage.

Property approached via a private road set well back from the
main road with a driveway and path leading to:-

Covered Entrance

Steps up with exterior lighting and composite glazed door
leading into:-

Entrance Hall

Forming an 'L' Shape with room for coats and boots, ceiling
lighting and radiator.

Sitting Room

18'4 x 11'6 (5.59m x 3.51m)

With a dual aspect via double glazed windows to the front
and the side of the property, ceiling lighting, radiator and
stone surround fireplace with a coal effect gas fire.

Doorway leading into:-

Kitchen/Dining Room

16'4 x 12'3 (4.98m x 3.73m)

Fitted with wall and base mounted units with a work surface
over, single bowl stainless steel sink with drainer and mixer
tap, space for oven, washing machine an fridge/freezer,
double glazed window to front aspect, uPvc glazed door with
rear garden access, built-in storage cupboard and further
airing cupboard housing the wall mounted gas fired boiler,
ceiling lighting and ample space for a dining table.

Steps lead down to:-

Inner Hallway

With ceiling lighting, corner built-in cupboard and double
glazed panel with rear aspect.

Bathroom

7'10 x 8'5 (2.39m x 2.57m)

Fitted with a low level w.c, wash hand basin with hot and cold
taps, curved bath with hot and cold taps and electric shower
over, ceiling lighting and double glazed window to the front
aspect.

Leading back of the entrance hall:-

Bedroom One

11'3 x 12'2 (3.43m x 3.71m)

Double glazed window to side aspect, ceiling lighting and
radiator.

Bedroom Two

12'3 x 11'10 (3.73m x 3.61m)

Double glazed windows rear aspect, ceiling lighting and
radiator.

Bedroom Three

11'8 x 10'2 (3.56m x 3.10m)

Double glazed window to rear aspect ceiling lighting, radiator
and built-in wardrobes and overhead storage.

Outside

Garage

8'15 x 6'28 (2.44m x 1.83m)

With up and over door and has power and covered carport
attached.

Front Garden

The large private front garden is enclosed with hedgerow and
predominantly laid to lawn with a number of mature trees and
shrubs and paved seating area and access to the rear of the
property.

Rear Garden

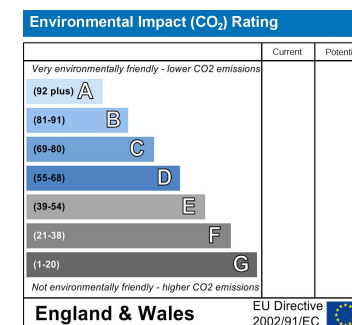
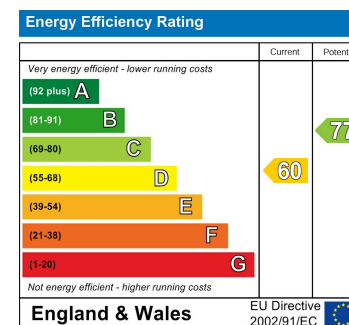
The sizeable rear garden extends to a 1/3 acres and is one of
the highlights of this property and lends its self towards the
possibility to extend the property of further develop the plot
subject to all the necessary consents. It is privately enclosed
and extensively planted with mature trees and shrubs as well
as flower planted borders.

Agents Notes

None of the services or appliances mentioned in these sale
particulars have been tested.

It should also be noted that measurements quoted are given
for guidance only and are approximate and should not be
relied upon for any other purpose.

Council Tax E



GROUND FLOOR
1034 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.0 sq.m.) approx.
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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