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**17 Dukes Hill, Battle, TN33 0LD**  
**Guide Price £525,000 - £550,000 Freehold**

\*\*\* Guide Price £525,000 - £550,000\*\*\* Nestled in charming Dukes Hill, Battle, this detached family home blends space, comfort, and potential. With four generously sized bedrooms, it's perfect for growing families. Two reception rooms and a conservatory offer ample space for relaxation and entertaining, while two bathrooms ensure convenience. Though in need of light modernisation, it presents an excellent opportunity to personalize your new home. The property boasts fantastic views, a double garage for secure parking and storage, and is close to local schools, the mainline train station, and the High Street. This home is a wonderful opportunity to settle in a vibrant community with spacious living and stunning views. With a little modernisation, it could become a dream home.



The property is approached via steps leading to:

#### **Porch**

3'0 x 6'11 (0.91m x 2.11m)

UPVC half glazed composite entrance door leading through to:

#### **Entrance Hall**

6'7 x 14'6 narrowing to 3'2 (2.01m x 4.42m narrowing to 0.97m)

Radiator, understairs storage cupboard, stairs rising to the first floor, carpet as laid, alarm system, doors off to the following:

#### **Living Room**

20'6 x 12'0 (6.25m x 3.66m)

UPVC window to front, carpet as laid, coal open fire, two radiators.

#### **Dining Room**

10'9 x 11'3 (3.28m x 3.43m)

UPVC window to rear, carpet as laid, radiator.

#### **Conservatory**

8'7 x 24'4 (2.62m x 7.42m)

Brick base with wooden effect UPVC glazed windows and French doors providing stunning views and access onto the rear garden, poly carbonate roof, power sockets.

#### **Kitchen**

10'10 x 12' (3.30m x 3.66m)

UPVC windows with stunning views across the countryside, comprehensive range of matching wall and base units, eye level oven and grill, integrated dishwasher, space for freestanding fridge/freezer, worktops with tiled splashback, vinyl flooring, archway leading through to:

#### **Utility Room**

6'0 x 7'2 narrowing to 4'11 (1.83m x 2.18m narrowing to 1.50m)

Half glazed timber door to side, cupboard and drawer base units with complimenting work surface, one and a

half bowl sink unit with side drainer, tiled splashback, space and plumbing for washing machine, boiler,

#### **Cloakroom/WC**

6'5 x 3'5 (1.96m x 1.04m)

Obscure glazed window to side, low level wc, wash hand basin with tiled splashback, radiator.

#### **First Floor**

##### **Landing**

Obscure glazed window, storage cupboard, airing cupboard, doors off to the following:

##### **Bedroom One**

9'10 x 14'7 (3.00m x 4.45m)

UPVC windows to rear with stunning countryside views, double radiator, carpet as laid, built in wardrobe with sliding doors, door leading through to:

##### **En-Suite**

7'0 x 5'9 (2.13m x 1.75m)

Obscure glazed window, shower with hand held attachment, low level wc, wash hand basin with storage beneath, tiled walls, carpet as laid.

##### **Bedroom Two**

10' x 12' (3.05m x 3.66m)

UPVC window to rear with stunning countryside views, built in wardrobe, radiator, carpet as laid.

##### **Bedroom Three**

8'2 x 8'11 (2.49m x 2.72m)

UPVC window, built in wardrobe, radiator, carpet as laid.

##### **Bedroom Four**

10'10 x 6'9 (3.30m x 2.06m)

UPVC window with stunning countryside views, carpet as laid, radiator.

##### **Family Bathroom**

6'11 x 5'4 (2.11m x 1.63m)

UPVC window, carpet as laid, part tiled walls, panel enclosed bath with shower head attachment, low level wc, wash hand basin, radiator.

#### **Outside**

##### **Front Garden**

Area of level lawn, driveway providing off road parking for two vehicles.

##### **Double Garage**

17' x 17'5 (5.18m x 5.31m)

Two electric roller doors to front.

##### **Rear Garden**

The rear garden has stunning views across Netherfield Hill and is privately enclosed with fencing and hedgerow, it has been thoughtfully planted with mature shrub and flower planted borders. There is a level area of lawn, gated side access, pergola with space for outside entertaining, timber storage shed.

##### **Agents Note**

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 Band – F

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.





TOTAL FLOOR AREA : 1702 sq.ft. (158.1 sq.m.) approx.

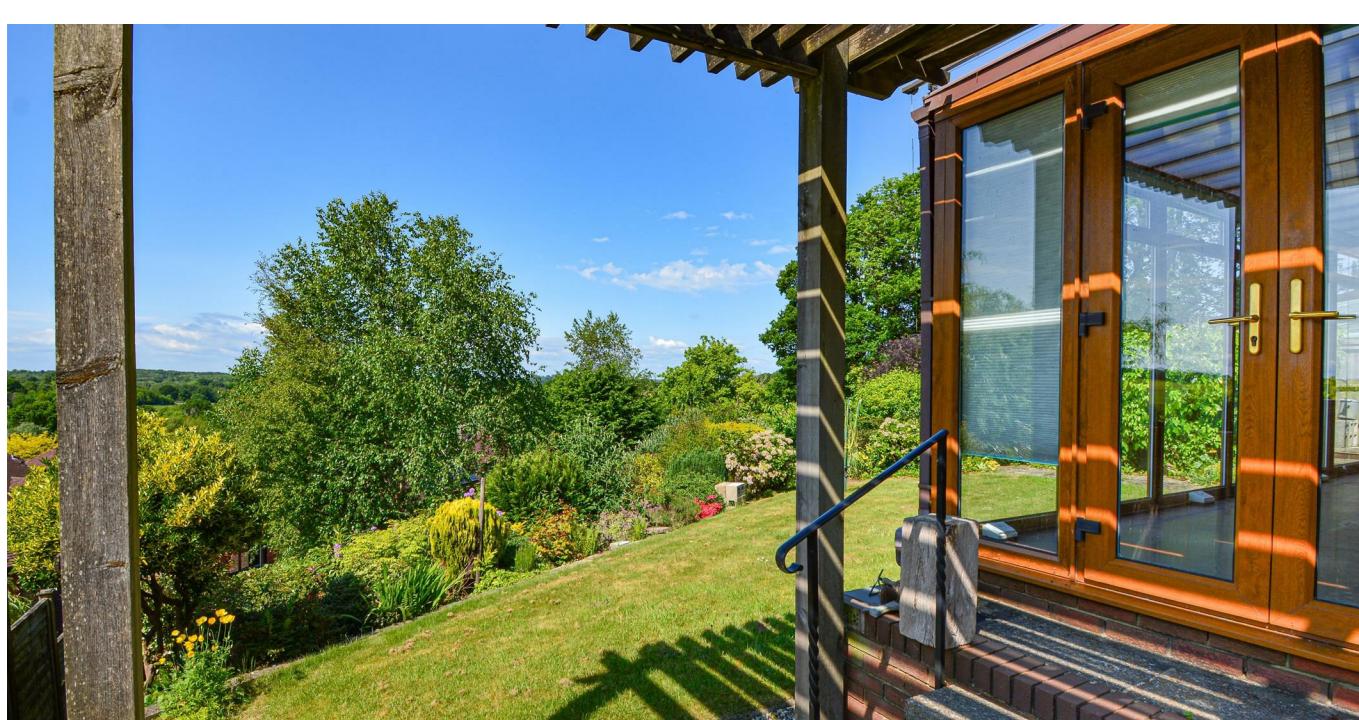
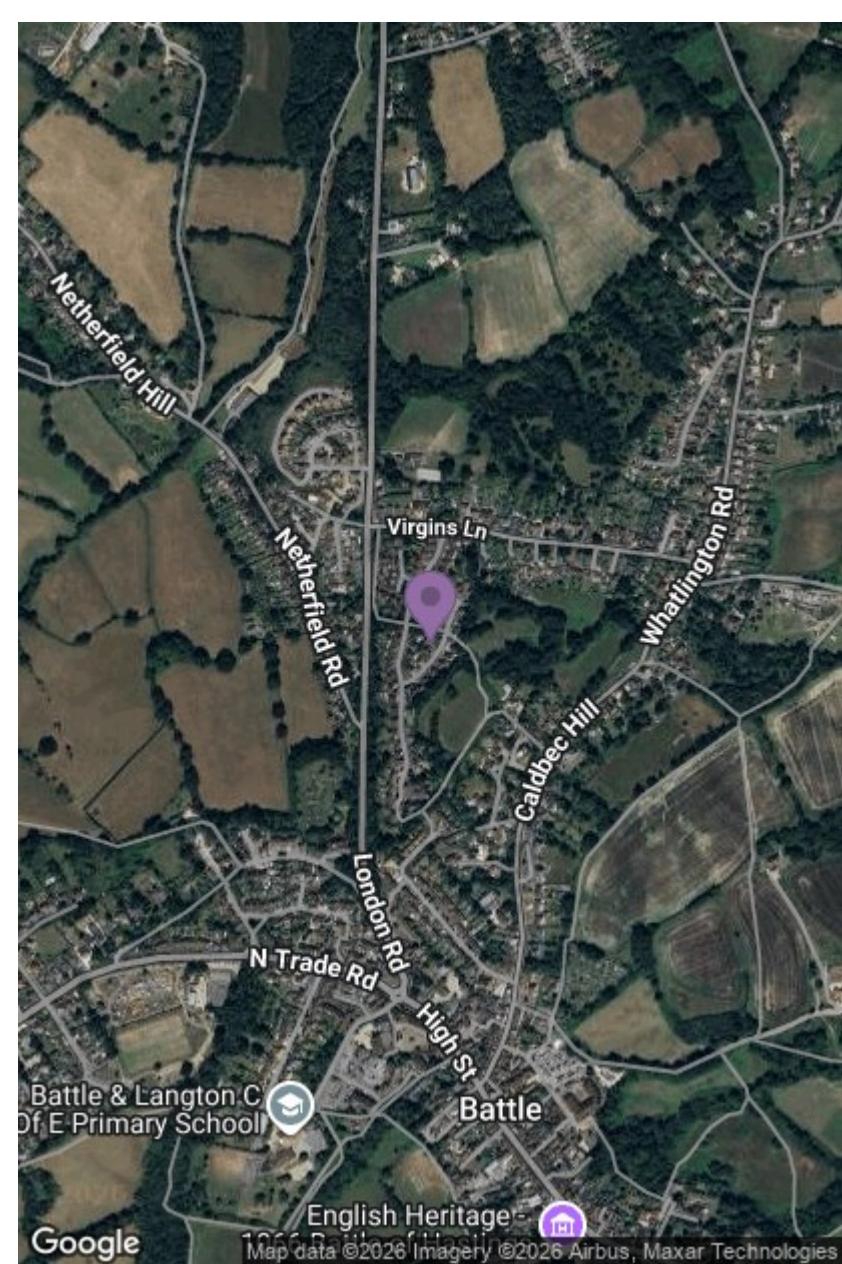
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B	71	
(70-80) C		
(55-64) 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(70-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		





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