



ESTATE AGENTS

**4 Watermill, Skinners Lane, , TN33 9FE**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £375,000**

Offered to the market CHAIN FREE, this exceptionally WELL-BUILT TWO BEDROOM, TWO BATHROOM, TERRACED HOME presents a fantastic opportunity to acquire a property finished to a high standard, with quality kitchens and bathrooms throughout. Situated in the highly desirable village of CATSFIELD, this home combines quality, comfort, and convenience.

The accommodation is both well-proportioned and thoughtfully arranged, comprising an inviting entrance hall, a convenient DOWNSTAIRS WC, a spacious LOUNGE-DINING ROOM, and a CONTEMPORARY KITCHEN complete with INTEGRATED APPLIANCES. To the first floor, a central landing leads to TWO GENEROUS DOUBLE BEDROOMS, each benefiting from their own EN-SUITE, with the principal bedroom further enhanced by fitted wardrobes.

Externally, the property enjoys a GOOD SIZED REAR GARDEN, mainly laid to lawn with a stone patio and a useful wooden shed, all complemented by a PLEASANT OUTLOOK over neighbouring fields. A driveway to the front provides OFF ROAD PARKING.

Situated in the sought-after village of Catsfield, the property is ideally placed for well-regarded local schools, while the historic town of Battle is within approximately 1.5 miles, offering a mainline railway station along with a range of independent shops and eateries.

Early viewing is highly recommended to fully appreciate all that this home has to offer.

#### **COMPOSITE FRONT DOOR**

Leading to;

#### **ENTRANCE HALL**

Wood effect LVT flooring, radiator, under stairs storage cupboard, telephone point, wall mounted Ideal digital thermostat control for gas fired central heating, wall mounted alarm pad, stairs rising to upper floor accommodation, door to;

#### **DOWNSTAIRS WC**

Concealed cistern dual flush low level wc, vanity enclosed wash hand basin with storage set beneath and mixer tap, chrome ladder style heated towel rail, wood effect LVT flooring, double glazed pattern glass window to front aspect.

#### **LOUNGE-DINING ROOM**

18'6" max x 17'5" max (5.64m max x 5.31m max)

Wood effect LVT flooring, smoke alarm, radiator, wall mounted television/ satellite point hardwired in, telephone points, double glazed window and bi-folding doors to rear aspect overlooking garden, French doors to;

#### **KITCHEN**

10'6" x 9'7" (3.20m x 2.92m)

Stylish fitted kitchen with a range of eye and base level cupboards and drawers with granite worktops over, four ring AEG induction hob with fitted cooker hood over and granite splashback, waist level double oven and grill, integrated appliances include fridge freezer,

dishwasher and washing machine. Wall mounted cupboard concealed Ideal boiler, wood effect LVT flooring, butler sink with drainer moulded to the granite worktops and upstands, radiator, inset LED spotlights, smoke alarm, double glazed window to front aspect, return door to hallway.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, door to;

#### **BEDROOM**

10'9" x 12'9" (3.28m x 3.89m)

Radiator, inset down lights, built in wardrobes with shelving and hanging rails, television/ satellite point hardwired in, telephone point, double glazed window to rear aspect with views over the garden and far reaching views over fields, door to;

#### **EN SUITE**

P shaped panelled bath with glass shower screen and shower over bath, rain style shower head with further hand-held shower attachment, chrome ladder style heated towel rail, vanity enclosed wash hand basin with mixer tap and storage set beneath, concealed cistern dual flush low level wc, shaver point, chrome ladder style heated towel rail, tiled flooring part tiled walls, double glazed obscured glass window to rear aspect.

#### **BEDROOM**

14'3" max x 11'3" (4.34m max x 3.43m)

Wall mounted television and television/ satellite point hardwired in, radiator, double glazed window to front aspect and door to;

#### **EN SUITE**

Walk in corner shower enclosure with rain style shower head and further hand-held shower attachment, concealed cistern dual flush low level wc, shaver point, vanity enclosed wash hand basin with mixer tap and storage set beneath, chrome ladder style heated towel rail, inset down lights, extractor for ventilation, tiled flooring, part tiled walls.

#### **REAR GARDEN**

Mainly laid to lawn with stone patio, concrete hard-standing and shed, gated access to the rear and views over fields opposite, rear pedestrian access.

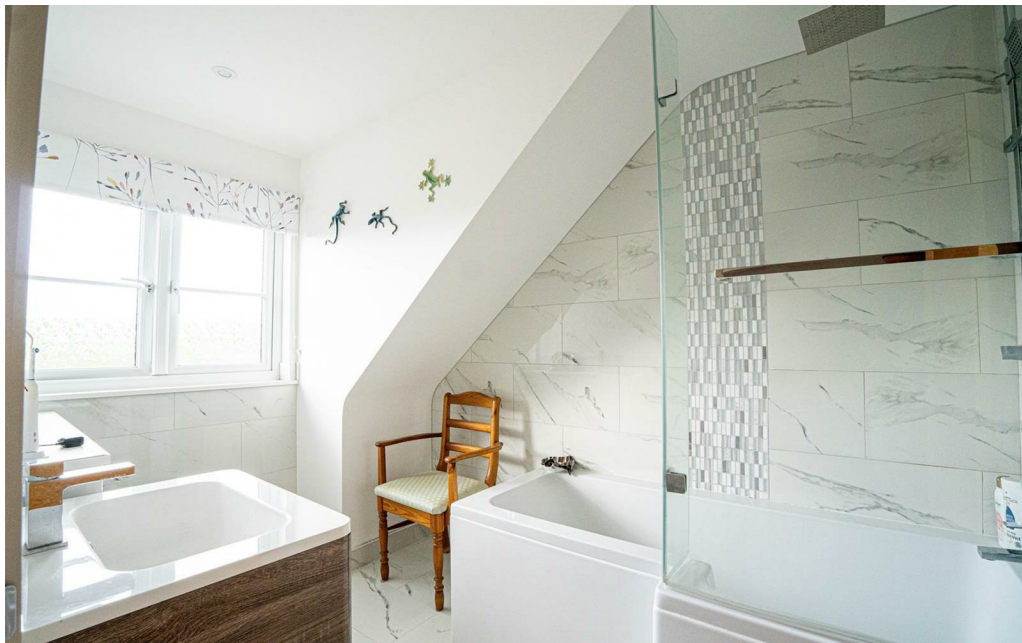
#### **FRONT GARDEN**

Block paved driveway providing off road parking for one vehicle.

#### **AGENTS NOTE**

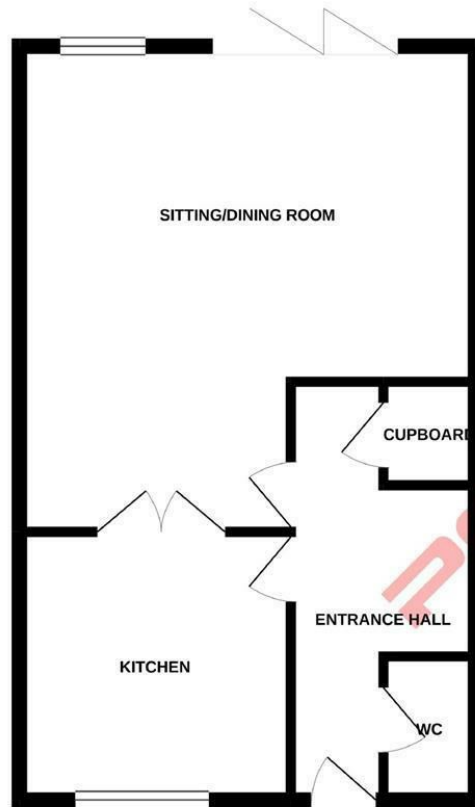
We have been advised that there are visitors parking bays on site and there is a management fee of £15 per month. The heating is gas, via a communal calor gas tank which serves the nine houses.



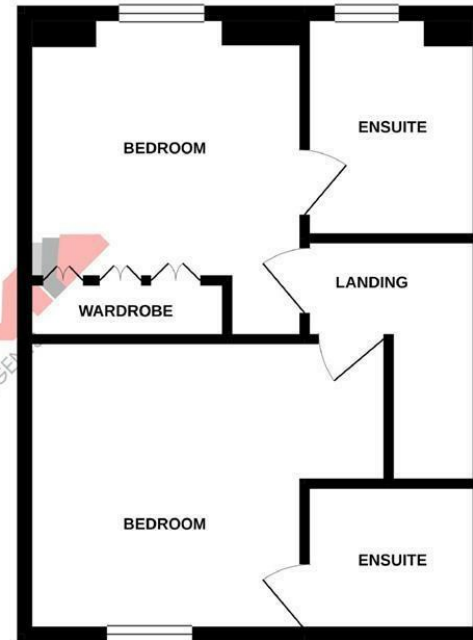




GROUND FLOOR



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
(92 plus) <b>A</b>			91
(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 energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(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			
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.