



1 Hop House Cottages The Stream

Catsfield, Battle, TN33 9BB

£399,950

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ENTRANCE HALL

Oak flooring extending into lounge, stairs rising to 1st floor.

LOUNGE

12'2" x 11'9" (3.72 x 3.59)

Double glazed window to front, radiator, recessed chimney breast with fitted log burner, fitted cupboards to the alcove flanking the chimney breast, television point, under the stairs storage cupboard

OPEN PLAN KITCHEN/DINING ROOM

14'6" x 7'10" and 13'9" x 10'0" (4.42 x 2.40 and 4.20 x 3.07)

Double glazed windows to side and French doors opening to rear garden. Recently fitted with a range of wall and base mounted units with contrasting work surfaces and inset stainless steel sink. Fitted electric double oven and ceramic hob with extractor hood, integrated refrigerator, freezer, dishwasher and washing machine. Breakfast bar, radiator. Wood effect laminate flooring.

BOOT ROOM

5'10" x 3'10" (1.79 x 1.17)

With matching storage cupboards and door to side and porthole window to rear.

SHOWER ROOM/W.C

6'4" x 5'1" (1.95 x 1.57)

Double glazed window to side, large shower enclosure, low flush WC and hand basin with vanity unit. Tiled walls and flooring, extractor fan, shaver point, heated towel rail. Under floor heating.

First Floor Landing

Radiator, built-in airing cupboard, loft access, fitted three door wardrobe.

BEDROOM ONE

13'5" x 10'4" (4.10 x 3.15)

Double aspect with double glazed windows to rear and side, radiator.

BEDROOM TWO

11'7" x 9'4" (3.54 x 2.87)

Double glazed window to front, radiator, built-in two door wardrobe with overhead cupboards.

BATHROOM

7'9" x 7'6" (2.37 x 2.30)

Double glazed window to side. Recently re-fitted with a suite comprising roll top bath with claw and ball feet, low flush WC, pedestal wash hand basin, wainscoting to dado rail, heated towel rail. Karndean wood effect laminate flooring.

OUTSIDE

REAR GARDEN. With westerly aspect, paved patio immediately to rear and side of property, with gates to side access and front garden. Mature, well stocked, flower and shrub beds with lawn and borders. Gate to rear parking area.

FRONT GARDEN. Predominantly laid to lawn with flower and shrub beds.

GARAGE

Of timber construction with pitched roof and door to garden, double doors to front.

Council Tax Band D.

AGENTS NOTE

The property has private drainage; a septic tank which is shared with the neighbouring property.

ANTI MONEY LAUNDERING

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of

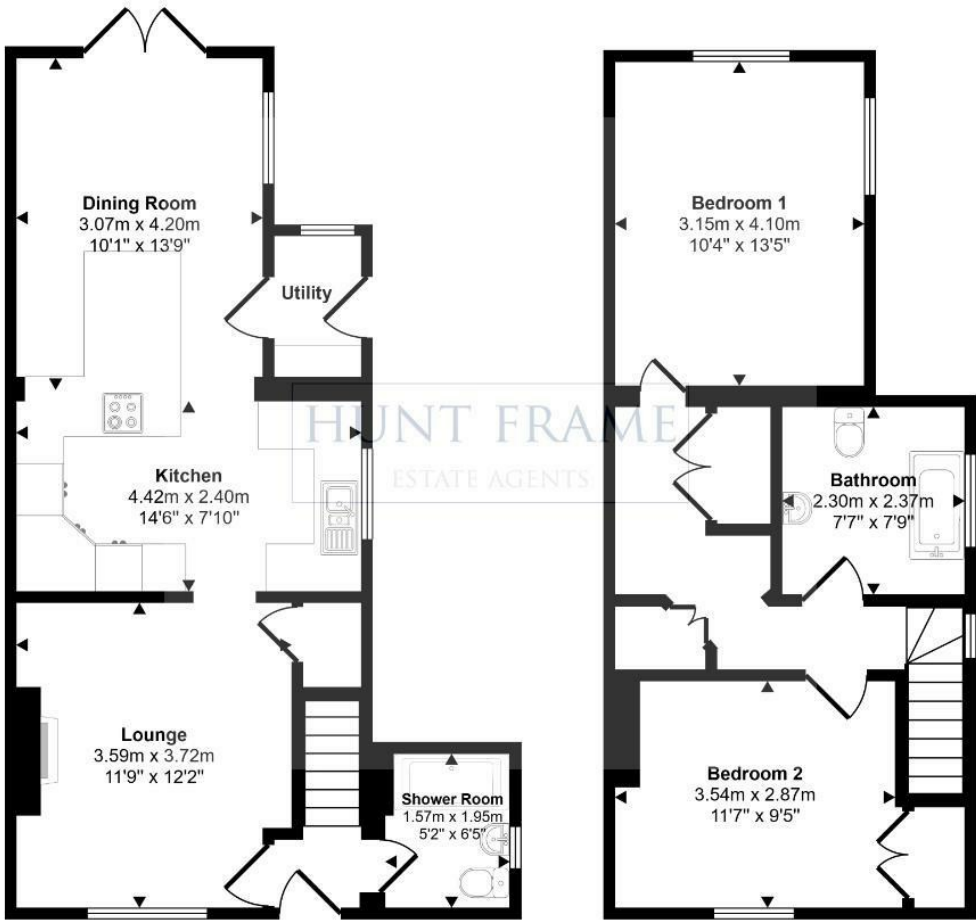
Tel: 01323 737373

£45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.





Approx Gross Internal Area
89 sq m / 962 sq ft



Ground Floor
Approx 48 sq m / 512 sq ft

First Floor
Approx 42 sq m / 451 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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