



## **Annandale Cottage, 142 Hastings Road, Battle, East Sussex TN33 0TW £1,395 Per Month**

Nestled on Hastings Road in the charming town of Battle, is this immaculately refurbished detached cottage. The property has been thoughtfully modernised to a high standard while retaining its character and charm. The house benefits from a spacious lounge/diner with an inglenook fireplace with a wood burner, kitchen with electrical appliances including a washing machine and Fridge freezer with a separate utility area. Two generously sized double bedrooms, modern bathroom with roll top bath and separate shower area. The highlight of the property is the large rear porch, an ideal spot overlooking the garden. The gardens include front, side, and rear gardens with a bricked well in the rear garden, accompanied by a sunny pergola. The property also benefits from ample parking, accessible through a gated entrance. EPC rating E, Council Tax band E.

Terms: £1,395 Deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01797) 224000. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697



**Entrance**

4'2 x 2'3 (1.27m x 0.69m)

**Living/Dining Room**

20'6 x 10'7 (6.25m x 3.23m)

**Kitchen**

15'7 x 7'1 (4.75m x 2.16m)

**Utility Room**

3' x 6'10 (0.91m x 2.08m)

**Rear Porch**

8'9 x 5'3 (2.67m x 1.60m)

**Landing with separate shower**

5'6 x 2'4 (1.68m x 0.71m)

**Bedroom**

11'4 x 11'5 (3.45m x 3.48m)

**Bedroom**

8'7 x 11'5 (2.62m x 3.48m)

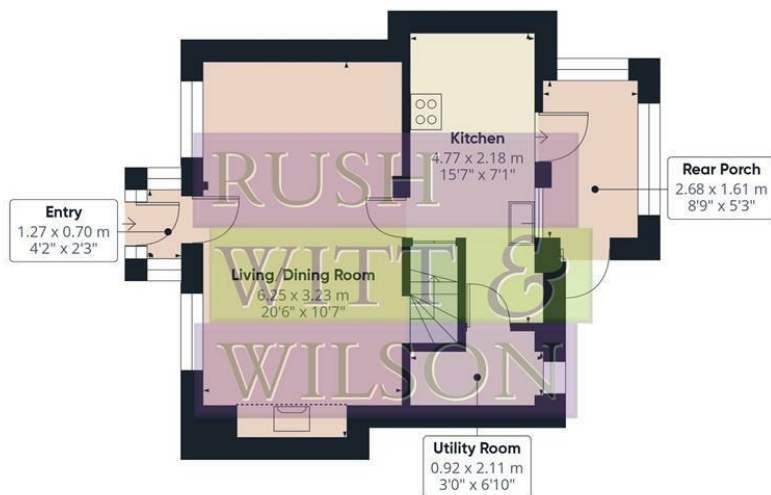
**Bathroom**

5'5 x 6'7 (1.65m x 2.01m)

**Garden****Agents Note**

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](https://www.ofcom.gov.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/)

According to the gov.uk website the property is located in an area at very low risk of flooding from surface water, rivers and seas.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
65.6 m<sup>2</sup>  
707 ft<sup>2</sup>

**Reduced headroom**  
1.1 m<sup>2</sup>  
11 ft<sup>2</sup>

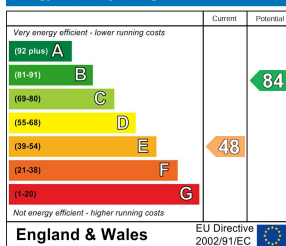
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

