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**White Oaks Moat Lane, Battle, TN33 0RZ
£450,000 Freehold**

Nestled in the charming and sought-after Moat Lane in Sedlescombe, Battle, this delightful three bedroom bungalow is set back from the lane and the property enjoys a sense of privacy. The accommodation provides three bedrooms, traditional kitchen, dining room with French doors to rear, sitting room with log burner, bathroom with free standing bath and separate cloakroom. The bungalow also boasts generous gardens both at the front and back, providing ample outdoor space for relaxation, gardening, or entertaining. There is also off road parking and a garage to the front of the property. There is also potential for a loft conversion, subject to the necessary planning permissions, allowing for further expansion and personalisation of the living space.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Entrance Hall

9'6" x 3'7" (2.92m x 1.11m)

Accessed via timber and glazed door, wood effect flooring.

Kitchen

17'9" x 11'9" (5.43m x 3.60m)

Double glazed window to the front aspect, hand made kitchen units and worktop with Karndean bath stone tiling, built-in pantry, pan drawers, space for Range style cooker, built-in dishwasher, butler sink with mixer tap.

Utility Area

6'0" x 4'11" (1.83m x 1.50m)

Window to the side aspect, worktops, sink and space for washing machine, tiled flooring.

Dining Room

10'2" x 9'0" (3.10m x 2.75m)

French glazed doors to the rear, loft hatch access, radiator, Karndean bath stone tiles which run through to the kitchen.

Sitting Room

17'10" x 11'10" (5.45m x 3.63m)

Dual aspect with large floor to ceiling glazing to the rear and glazing to side aspect, side door out onto the rear with obscure glazing, engineered oak flooring, radiator, log burner, part glass partition overlooking the dining area.

Bedroom One

13'7" x 11'10" (4.15m x 3.62m)

Dual aspect with windows to rear and side aspects, radiator, radiator, timber floorboards, built-in wardrobe cupboard.

Bedroom Two

11'9" x 10'11" (3.59m x 3.34)

Dual aspect with windows to the front and side aspects, radiator.

Bedroom Three

12'2" x 8'11" (3.71m x 2.72m)

Dual aspect double glazed window to the front, wood effect tiling.

Bathroom

Obscure window to the front aspect, free standing bath, Mira walk-in shower, hand wash basin, w.c.,, part porcelain tiled wall with an Italian marble border and an Italian marble on one side, ceramic tiled floor.

Cloakroom/WC

Low level wc, wash hand basin, part tiled wall, tiled floor, obscure glazed window to the side.

Outside**Front Garden**

Access via a five bar gate, leading into a driveway suitable for off road parking for multiple vehicles with the rest being mainly laid to lawn with various, plants, bushes, shrubs and trees. There is also a paved patio set in a circular design and suitable for alfresco dining, summerhouse, gated access to either side of the property.

Rear Garden

Mostly laid to lawn, enclosed with timber fencing, mature trees giving seclusion and privacy, feature pond surrounded by large sandstone sections.

Single Garage

Up and over door and is part timber clad.

Agents Note

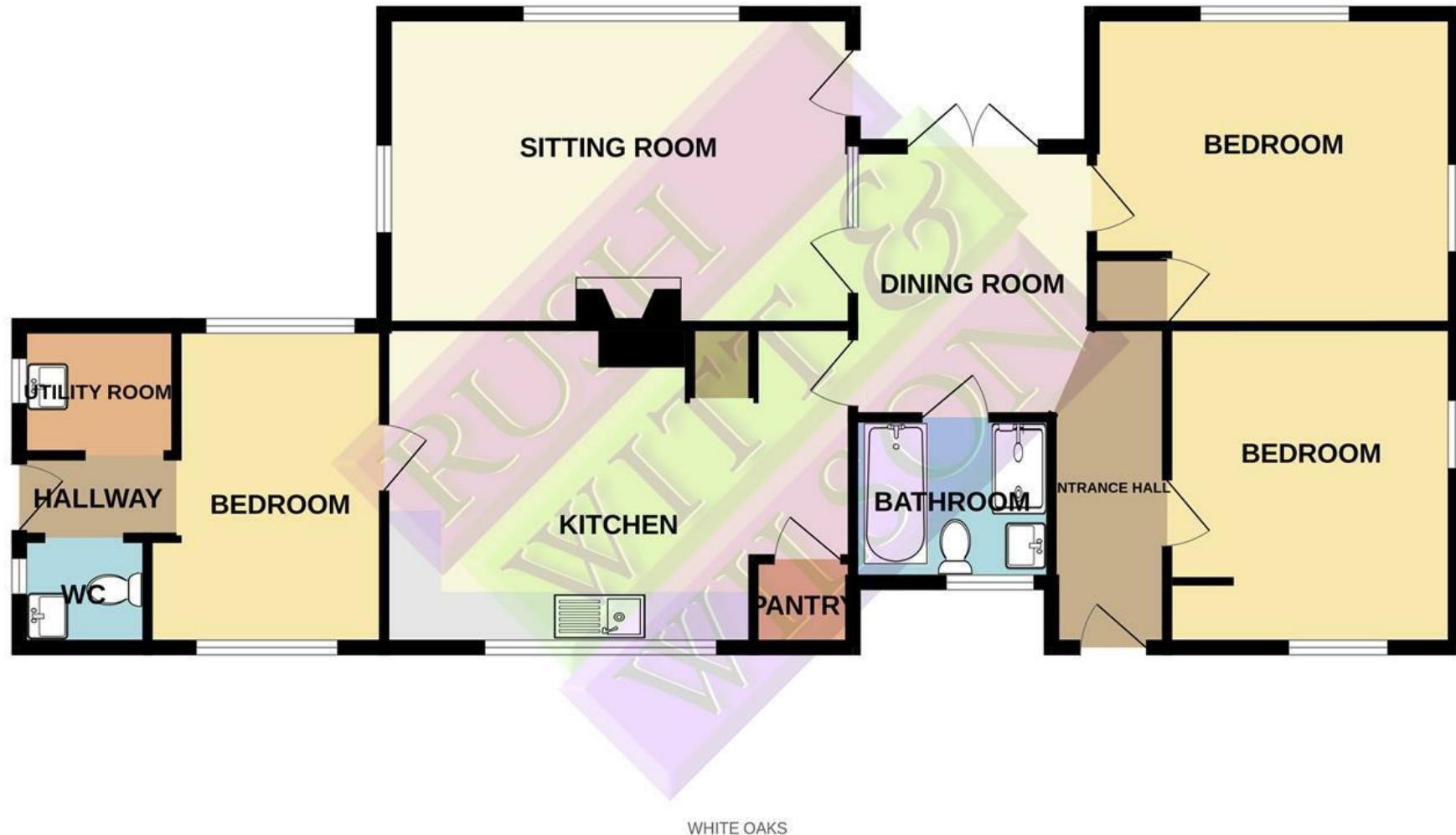
None of the services or appliances mentioned in these sale particulars have been tested.

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 - E



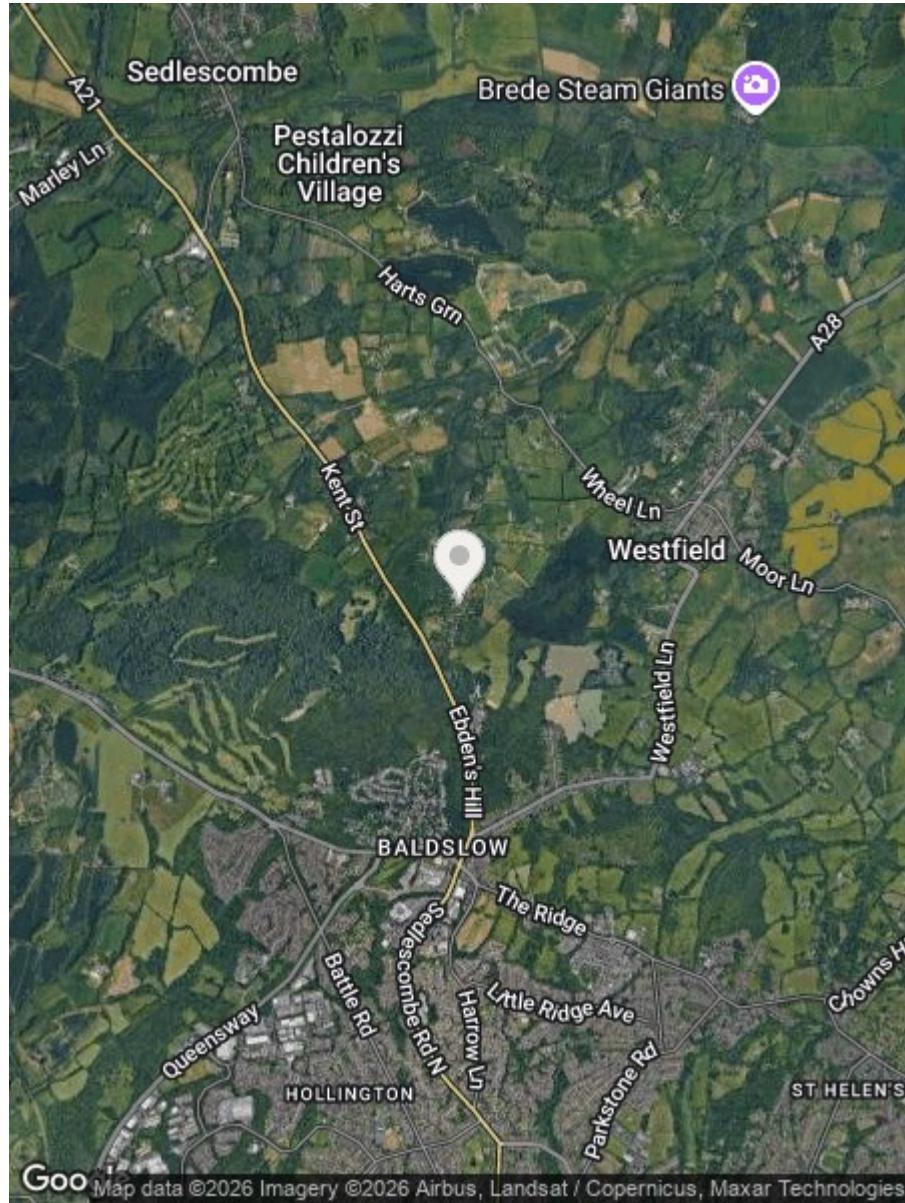
GROUND FLOOR
1074 sq.ft. (99.7 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.7 sq.m.) approx.

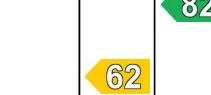
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Environmental Impact (CO₂) Rating

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