



Moloney
COUNTRY PROPERTY



ORISSA CATSFIELD



ORISSA, THE GREEN, CATSFIELD, EAST SUSSEX TN33 9DJ

A SPACIOUS, DETACHED, 3 BED CHALET STYLE HOUSE, IN PRIME CENTRAL LOCATION, A SHORT DISTANCE FROM THE PRIMARY SCHOOL, SHOP AND LOCAL INN. 2 RECEPTION ROOMS, WITH SHARED CENTRAL WOOD-BURNING STOVE, LARGE KITCHEN AND SEPARATE UTILITY ROOM. GROUND FLOOR BEDROOM 3 & BATHROOM ALONG WITH 2 FIRST FLOOR BEDS AND SHOWER ROOM. SITTING IN ALL ROUND GARDENS, BENEFITING FROM 2 SEPARATE DRIVEWAYS PROVIDING AMPLE PARKING AND LARGE TIMBER GARAGE WITH CONVERSION POTENTIAL (STPP).

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, RECEPTION 2, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, BEDROOM 3, BATHROOM. 1ST FLOOR LANDING, 2 FURTHER BEDROOMS, SHOWER ROOM. FRONT DRIVE PROVIDING PARKING, GARDENS FRONT, SIDE AND REAR GARDENS, ELEVATED PAVED TERRACE, DETACHED TIMBER GARAGE, SECOND DRIVEWAY TO THE SIDE FOR FURTHER PARKING. OIL FIRED CENTRAL HEATING.



Covered porch with front door to:

ENTRANCE HALL: Turned staircase to the first floor. Oak floor. Matching panelled doors to all rooms.

SITTING ROOM: Double aspect room with double glazed windows to the front and side. Double sided cast iron wood burning stove on stone hearth with Oak mantle over. TV point. Oak floor.

RECEPTION TWO: Double glazed patio doors leading out to the rear paved terrace. Matching Oak floor. Hatch through to the kitchen. Double sided wood burning stove. Oak mantle over

KITCHEN/BREAKFAST ROOM: Window overlooking the rear terrace and garden beyond. Fitted with comprehensive range of white painted base and wall units with worktop over & tiled splash-backs. 1 1/2 bowl, single drainer, ceramic sink unit. Plumbing for dishwasher. Zanussi electric oven with extractor/light over. Space for upright fridge freezer & table. Inset ceiling lights. Vinyl floor. Cabinet LED strip lights. Part glazed stable door to:

UTILITY ROOM: Triple aspect with windows to the front and side, door leading out to the rear terrace. Double base unit with stainless steel, single bowl, single drainer sink unit over, eye level cupboards above. Plumbing for

PRICE GUIDE £ 550,000



washing machines, space for tumble dryer and further appliances. Grant oil fired boiler. Air conditioning unit. Inset ceiling lights. Tiled floor.

BEDROOM THREE: Double aspect room with windows to the front and side. Oak floor.

BATHROOM: Obscure glazed window to side. Fitted with white suite comprising WC, hand basin and bath with shower over. Linen cupboard.

Staircase to first floor:

LANDING: Double glazed window to side. Storage cupboard. Loft hatch. Wardrobe cupboard with hanging rail and shelf.

BEDROOM ONE: Double glazed window to the front. Central light/fan. TV point. Part sloping ceiling.

BEDROOM TWO: Double glazed window to the rear. L-shaped room with part sloping ceilings. Double doored wardrobe cupboard with hanging rail and shelves.

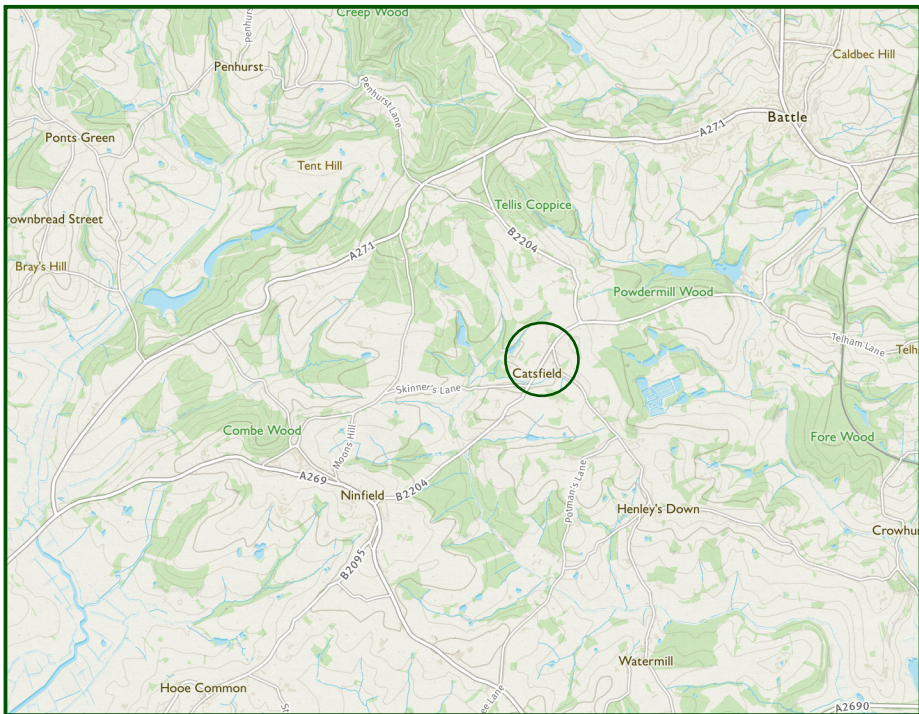
SHOWER ROOM: Fitted with contemporary white suite comprising back to wall WC, small hand basin set into white high gloss storage unit and corner Aqua panelled shower cubicle with glass sliding doors. Mirror. Vinyl floor. White ladder style towel rail. Extractor.



OUTSIDE: The property sits centrally in its all round gardens with double opening full height wooden gates giving access to gravelled driveway, providing ample parking, to the front. Timber garden store. The gated front garden is fully enclosed with good sized area of a level lawn and summer house, light and power connected, considered suitable for a variety of uses. A gate leads to the side garden to the left and 2nd enclosed area to the right, both lead round to the rear garden with elevated terrace for alfresco dining and further paved terrace to the side. The rear garden is mainly laid to lawn with planted beds and borders. To the right-hand side of the front drive is an area of decked and paved terracing with raised beds, oil tank and further summer house/garden store.

Cont.





IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

From the rear terrace, gated steps lead down to a gravelled area with greenhouse and on to a second gated driveway approached from Church Road at the side, providing further parking and leading to the detached timber garage, with double doors to the front and personnel door to the side, light and power connected, considered to have conversion potential to provide annexe accommodation or income (stpp). Outside sockets, outside lights.

SERVICES: Mains water, electricity and drainage are connected. Oil fired central heating.

FLOOR AREA: 143 m² (1,539 ft²) Approx.

EPC RATING : 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND : 'E'

TENURE: Freehold

TRANSPORT LINKS: Ideally positioned for the commuter is Battle which provides services to London Bridge, Waterloo, Charing Cross and Cannon Street as well as Hastings to the south. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

DIRECTIONS: Travelling on the A271, North Trade Rd, from Battle, turn left onto the Catsfield Rd, B2044, continue into the village, Orissa will be found on the left just before Church Rd.

What3Words (Location): ///genius.crown.ruled

VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.

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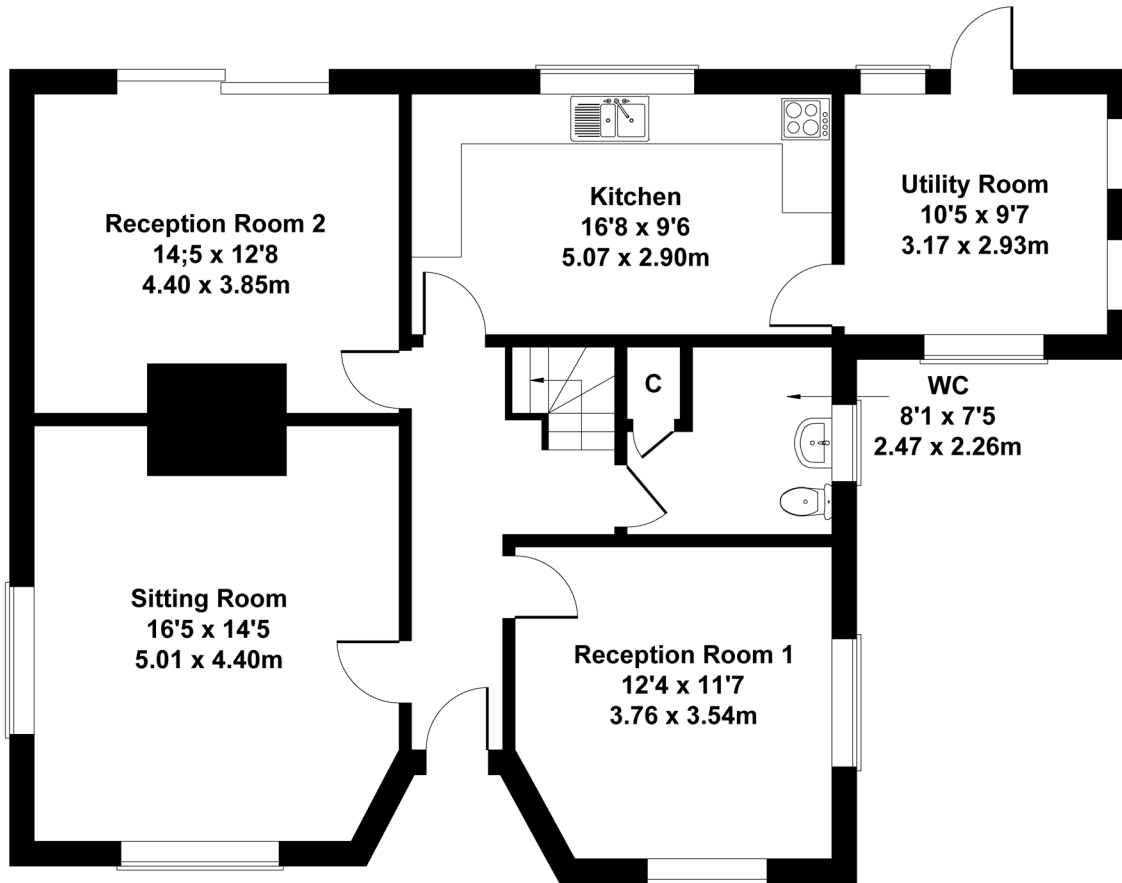
EMAIL: SALES @ MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828

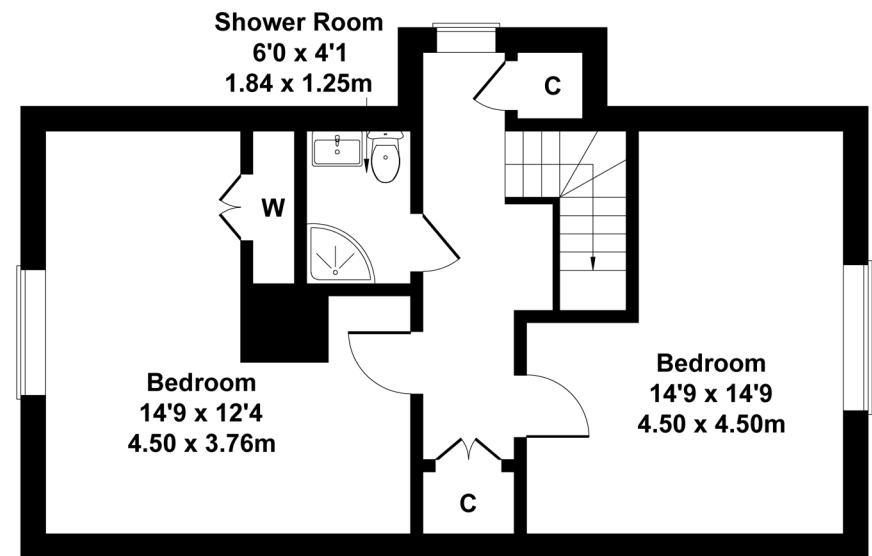
Orissa

Approximate Gross Internal Area
1539 sq ft - 143 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Not to Scale.
For Illustrative Purposes Only.

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