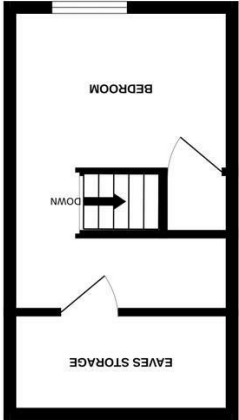




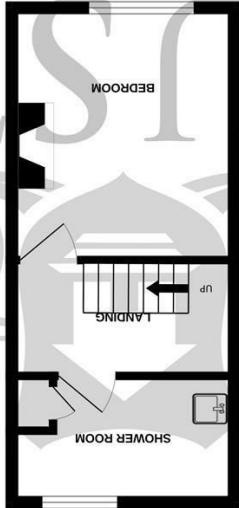
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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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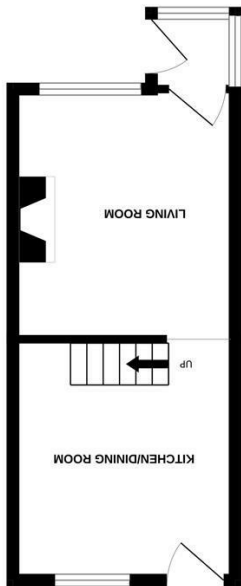
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
4.5		



2ND FLOOR



1ST FLOOR



GROUND FLOOR

FLOORPLANS

2 Brookside Cottages Crowhurst, Battle, TN33 9AR

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 614.00 sq ft

2 Brookside Cottages Crowhurst, Battle, TN33 9AR

Freehold

£300,000





Freehold

£300,000



2 Bedrooms



1 Receptions



1 Bathrooms



614.00 sq ft

PROPERTY DETAILS

CHAIN FREE

Just Property are delighted to offer for sale this charming TWO BEDROOM VICTORIAN MID-TERRACED COTTAGE, ideally situated in the picturesque village of Crowhurst, enjoying beautiful views over the local park, surrounding countryside and open fields.

The property offers deceptively spacious accommodation arranged over THREE FLOORS and retains a wealth of character throughout. The accommodation comprises a welcoming lounge with WOOD BURNER, a fitted kitchen/dining room to the ground floor, a double bedroom and fitted bathroom to the first floor, with a further generous bedroom occupying the top floor.

To the rear of the property is a fantastic garden, mainly laid to lawn with a patio seating area, providing the perfect space to relax and enjoy the peaceful surroundings, with lovely views across neighbouring fields and meadows. There is a car park opposite with unreserved parking on a first come, first basis.

Crowhurst is a highly sought-after village, offering a wonderful rural setting whilst still benefiting from its own railway station, providing links to nearby Battle, St Leonards, Hastings and beyond.

A truly delightful home in a beautiful location, and viewing is highly recommended by the owners' sole agents.

ROOM DIMENSIONS

Front Door

Porch

Front Door

Reception Room
11'2" x 10'5" (3.42 x 3.20)

Kitchen / Dining Room
10'11" x 10'4" (3.33 x 3.16)

Stairs to Landing

Bedroom
11'0" x 10'5" (3.36 x 3.20)

Shower Room / WC

Stairs Up To

Bedroom
14'6" x 10'5" max (4.42 x 3.20 max)

Eaves Storage

Small Front Garden

Rear Garden

Timber Shed

Timber Workshop

Ample Parking Over Road

FEATURES

- CHAIN FREE
- Two Double Bedrooms
- Beautiful Location Over Looking Cricket Pitch
- Gorgeous Pretty Village
- Large Rear Garden
- Fitted Kitchen / Dining Room
- Train Station in Village
- Close To Battle Town Centre



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.