



MOLONEY
COUNTRY PROPERTY



- Chain Free
- Pretty Mid Terrace Cottage
- Sitting Room/Dining Room/Kitchen
- 2 Beds On 2 Floors

High Street, Battle, East Sussex TN33 0ED

Guide Price £299,950

CHAIN FREE _ A charming, 2 bed mid terrace, unlisted period cottage, tucked off the High St, within walking distance of the mainline station, offering excellent scope to update and refurbish. Sitting room/dining room/kitchen, 1st floor bed & bathroom, 2nd floor bedroom. GFCH. Pretty cottage garden.

Property Description

Accommodation List: Sitting Room/Dining Room/Kitchen. First floor bedroom and bathroom. Second floor bedroom. Garden to the front, brick built store, timber garden shed. GFCH.

Wooden front door to:

Sitting/Dining/Kitchen: Window to the front, high level window to the rear. Extensive exposed beams. Fireplace (not in use) with shelved alcove alongside. Wall light points. L shape kitchen area fitted with painted base and wall units, tiled worktop over inset with 1 1/2 bowl, single drainer stainless steel sink unit. Built in electric cooker with extractor over.BT point.

Stairs with ornate metal balustrade and wooden handrail to small landing. Door to storage cupboard. Cottage doors to both rooms.

Bedroom. Window to the front. Double doored wardrobe/storage cupboard, second cupboard housing gas fired boiler. Extensive ceiling beams, wall light points.

Bathroom: High level Velux window to the rear. Fitted with white suite comprising WC, panelled bath, pedestal hand basin. Vinyl floor.

Turned staircase with Velux window over to:

Second Floor: UPVC double glazed window to the front. Part sloping ceiling. Range of built in cupboards.

Outside: The property is accessed via a pedestrian path with a garden to the front, enjoying a central brick paved path, leading to a semi-detached brick built store and timber store, areas of lawn and mature planted beds.

Services: Mains electricity, water, drainage are connected. Gas fired central heating.

Floor Area: 73 m2 (786 ft2) Approx.

Council Tax Band: 'C'

Tenure: Freehold

EPC Rating: 'D'

Local Authority: Rother District Council

Directions: From Battle High Street, heading South 'Parks Yard' will be found on the righthand side (adjacent to The Bull Inn. 2 Parks Yard is approached by a pedestrian pathway in from of No.1.

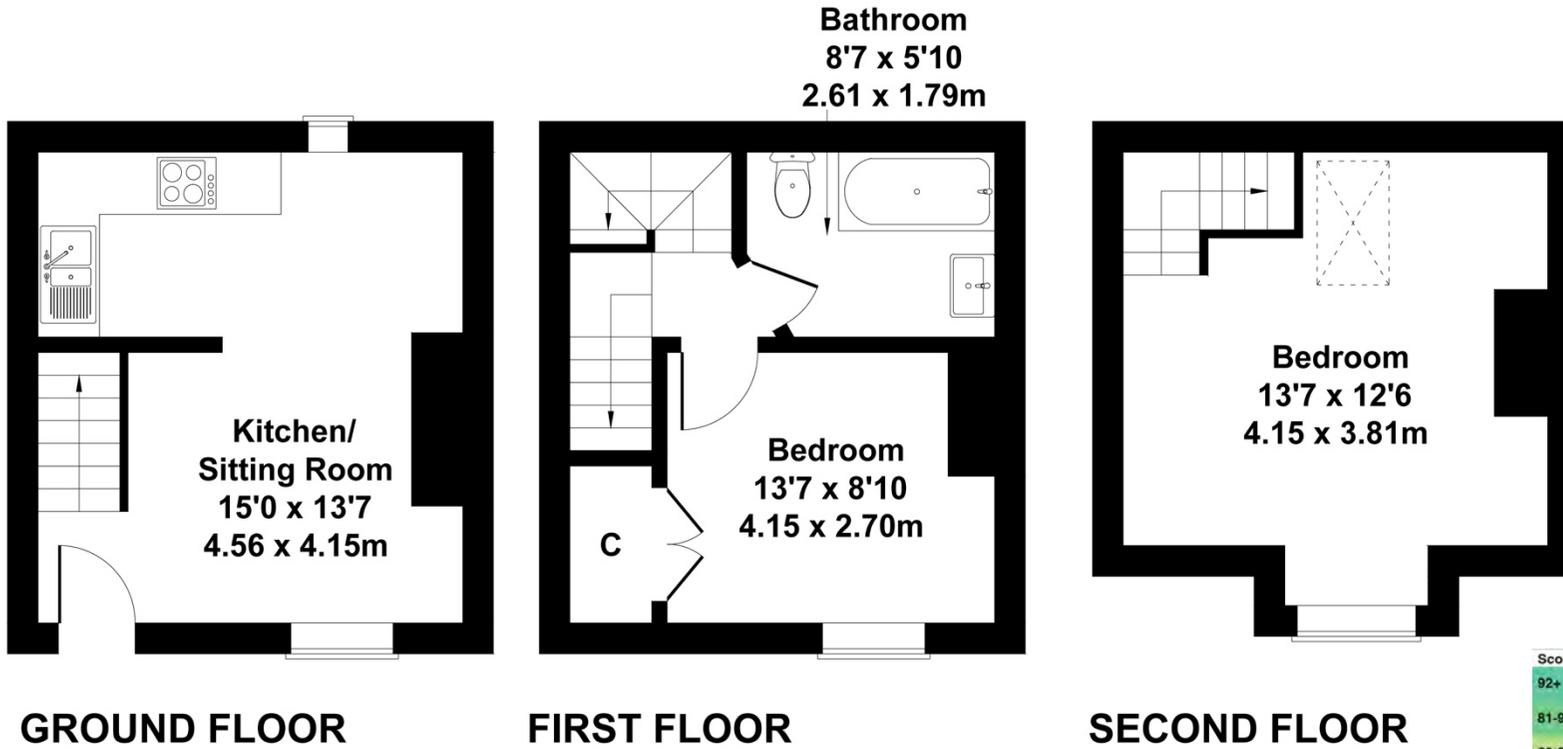
What3Words: ///repair.bathtubs.diplomat

Transport Links: For the commuter Battle station provide services via Tonbridge to London Charing Cross, The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

Viewing: All viewings by appointment only. A member of our team will conduct all viewings.

2 Parks Yard

Approximate Gross Internal Area
581 sq ft - 54 sq m



Not to Scale.
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		