



12 Hastings Road

, Battle, TN33 0TB

Asking Price £550,000



Unique 3-4 bedroom character house, located in this highly sought after cul-de-sac close to Battle mainline train station. The local shops and amenities of historic Battle town centre are all within easy reach. This spacious and characterful property, thought to have originally been a coach house, comes with a host of features including two reception rooms, large private garden with mature shrubs, several period features, garage with hard standing for several vehicles, open plan kitchen / dining room, additional study room / snug, gas central heating system, additional downstairs shower room / WC, and part UPvC double glazing. Chain free



Entrance Hallway 17'3" x 8'0" (5.26 x 2.44m)
Wood flooring, radiator, arched double glazed window facing front aspect.

Kitchen / Dining room 16'2" x 14'0" (4.93 x 4.27m)
Open plan kitchen / diner, range of base and wall units, sink drainer unit, electric hob and oven, stainless steel extractor fan, door leading to garden.

Snug / Bedroom 4 17'0" x 9'1" (5.19m x 2.77m)
Wood flooring, windows facing side aspect. Stairs leading to first floor landing.

Living room 16'7" x 15'10" (5.08m x 4.85m)
Leaded windows facing front aspect, carpeted flooring, radiator, storage cupboard.

Downstairs shower room
Three piece suite comprising shower cubicle, WC and washbasin, heated towel rail, frosted window facing side aspect.

Bedroom 1 17'1" x 9'6" (5.23 x 2.90)
Carpeted flooring, wall to wall built in wardrobe, double glazed window facing side aspect.

Bedroom 2 18'8" m x 16'0" (5.69 m x 4.90m)
Carpeted flooring, radiator, feature fireplace, double aspect with porthole window facing front aspect and leaded glass window facing rear.

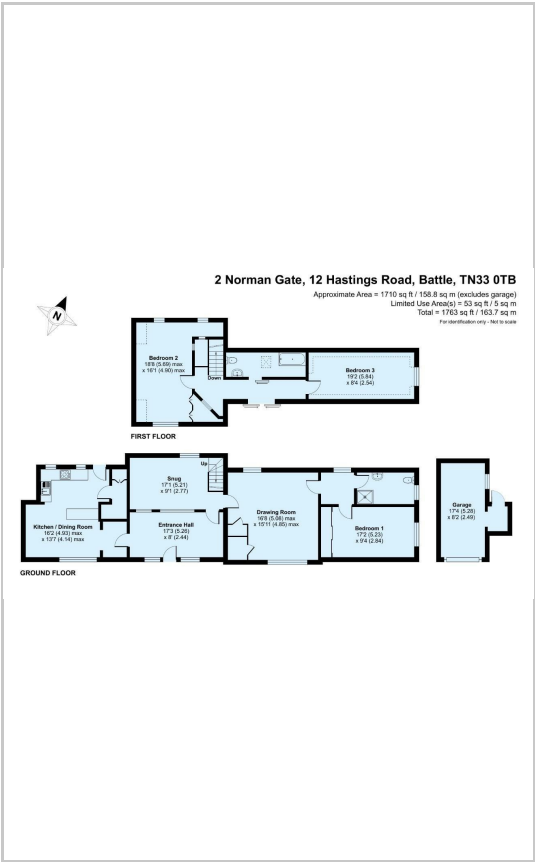
Bathroom
Three piece suite comprising bath, WC and washbasin.

Bedroom 3 19'1" x 8'4" (5.84m x 2.56m)
Carpeted flooring, double glazed window facing side aspect, radiator.

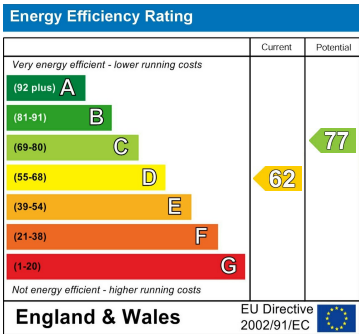
Area Map



Floor Plans



Energy Efficiency Graph



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