



PAUL STRIPP

Mountjoy, Battle, TN33
£375,000

3 1

PAUL STRIPP
ESTATE AGENT PERSONAL SERVICE
EAST SUSSEX



This three bedroom property has great potential to be a lovely family home, with off road parking, front and rear garden, as well as being in walking distance to Battle High Street and the train station.



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EAST SUSSEX

Key Features

- Potential to be a lovely family home
- Three bedrooms
- Newly fitted kitchen
- Open plan living/dining room
- Off road parking
- Front and rear garden
- Large decking area
- Outbuilding with potential to be integrated into the property
- Walking distance to Battle High Street





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ESTATE AGENT PERSONAL SERVICE
EASY BUYER



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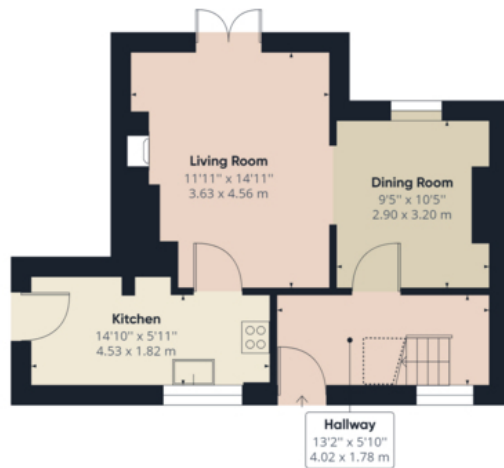
The bright entrance hall has wood effect flooring, leading into a large open plan living/dining area. There is a gas fire with wooden surround and double glazed doors leading out onto a large decking area. Off of the living room there is the newly fitted kitchen with wooden worktops, integrated appliances and tiled floor. The vendor is in the process of completing the finishing touches including the wall tiles. Off of the kitchen there is access to the side of the property and connecting outbuilding, with potential for it to be integrated into the property with the correct consent.

Upstairs there is a bright landing with three bedrooms and a bathroom. The double master bedroom is at the rear of the property, over looking the garden. The second bedroom is also a double, again at the rear of the property with the third bedroom being a small single but perfect as a nursery or small children's bedroom. The bathroom is tiled floor to ceiling and has a wood effect floor, consisting of a bath, sink and w/c.

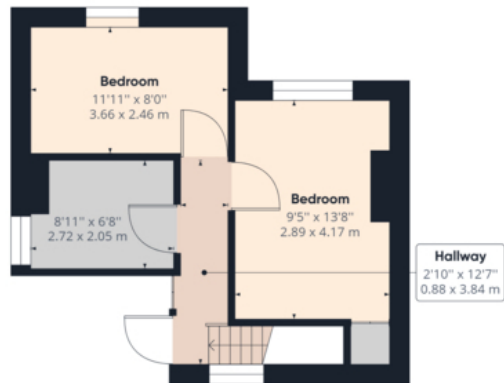


Outside at the front of the property there is a brick driveway with room for two cars and a small lawn area with direct access to the rear of the property and outbuilding. The rear of the property has a large decking area, with a shed and plenty of room for a seating area. There is then a couple of steps down from the decking to the enclosed lawned garden with a small vegetable patch and mature trees.





Floor 0



Floor 1



Approximate total area⁽¹⁾

774.45 ft²
71.95 m²

Reduced headroom

12.54 ft²
1.16 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Tenure Type:
Council Tax Band:
Council Authority: