



3 School Cottages

Bodle Street Green, East Sussex, BN27 4RD

Batcheller
Monkhouse

Our Corner of England

3 SCHOOL COTTAGES

An attractive end of terrace period cottage (not Listed) in need of some updating and ideally situated in this favoured rural village, together with a very pretty garden of about 0.14 of an acre.

Ground Floor

- Entrance Porch
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility/Boot Room
- Cloakroom

First Floor

- Two Bedrooms
- Family Bathroom

Outside

- Front Garden
- Area of Hardstanding with parking for up to three cars
- Beautiful private Gardens of some 0.14 of an acre
- Log Store
- Garden Shed



DESCRIPTION

3 School Cottages is an attractive end of terrace period cottage (not Listed) in need of some updating and offering character-filled accommodation. The elevations are brick and tile hung beneath a tiled roof. The windows are a mix of single and double glazed units and there is oil-fired central heating.

The main features of the property include:

- A path at the front leads to the enclosed **entrance porch** (not currently in use) with tongue and groove clad walls and ceiling and quarry tiled floor. A panelled part glazed door leads to the **sitting room**, a charming room with wood block flooring, a wooden mantelpiece with stone hearth and a fitted log burner. Window overlooking the front garden.
- Panelled door through to the **dining room** with painted brick walls and one timber clad wall; understairs storage cupboard.
- A timber door leads through to the **kitchen/breakfast room**, a well-proportioned room with ample space for family dining, with fitted wall and base units incorporating a stainless steel sink unit with double drainer, plumbing for washing machine, quarry tiled floor and oil-fired central heating boiler.
- The **rear hall** has for many years been used as the main entrance to the house and gives access to the useful **utility/boot room** which currently houses a fridge, freezer and additional storage space. **Cloakroom** with WC.
- On the **first floor bedroom 1** is a bright double aspect room with wood strip flooring, built-in storage cupboard and further storage cupboard housing the hot water tank and with space for linen. **Bedroom 2** is to the front of the property and offers far-reaching views. One wall is timber clad and there are two built-in storage cupboards.
- The **family bathroom** has a panelled bath with mixer taps and shower attachment, pedestal wash basin and WC, part-tiled walls.



OUTSIDE

To the front of the house is a small mature garden with a path to the front door and access to the area of hardstanding. This very useful space offers parking for up to three cars and has a pedestrian gate and a five bar gate leading to the rear garden.

The garden is undoubtedly a main feature of the property and has been beautifully and lovingly maintained over the years, offering a surprising degree of privacy and a wide range of mature trees, shrubs and plants including a red maple, willow tree, cherry tree, yew tree and a bay tree, along with a variety of flowering rose bushes.

To the rear of the garden is a **timber shed** and there is a useful **log storage area** (now in need of some repair).

In all about 0.14 of an acre.



AMENITIES

Local: 3 School Cottages is ideally situated in a semi-rural location in this popular quintessential East Sussex village with a public house, church and village hall. There is a thriving community with an amateur dramatic group, farm shop, nursery school, horticultural society and annual flower show. The charming village of Rushlake Green, with its collection of period houses and cottages surrounding a traditional village green, is about 3.4 miles with the Horse & Groom public house, local shop, and plenty of local activities. Herstmonceux is about 2.3 miles and has a Post Office, restaurants, public houses and other local shops.

Towns: For more comprehensive amenities and shops, the market town of Hailsham, with its Waitrose supermarket, is some 6 miles. Battle with its broad range of shops is about 10 miles whilst Eastbourne and Tunbridge Wells are some 12 and 19 miles respectively.

Schools: Herstmonceux Primary School; Heathfield Community College; Bede's at Upper Dicker; Battle Abbey School at Battle; Vinehall at Robertsbridge.

Transport: Battle station on the London Bridge/Charing Cross line. Polegate station (London Victoria) is about 10.5 miles.

Healthcare: Conquest Hospital, Hastings; Eastbourne District General Hospital.

DIRECTIONS

Pass the White Horse public house in Bodle Street Green on the right heading towards Rushlake Green and 3 School Cottages will be found in about 200 yards or so on the right.

What3Words: cosmic.cookie.target

Additional Information

Local Authority: Wealden District Council, Hailsham. Telephone 01323 443322

Services (not checked or tested): Mains electricity and water, private drainage.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX189992

EPC: EPC rating E

Council Tax: Band D

NB: Please note that there is a pedestrian right of way through a gate to the rear of the house, in favour of the residents of number 2 School Cottages.

GUIDE PRICE £395,000 - £425,000

Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

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5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

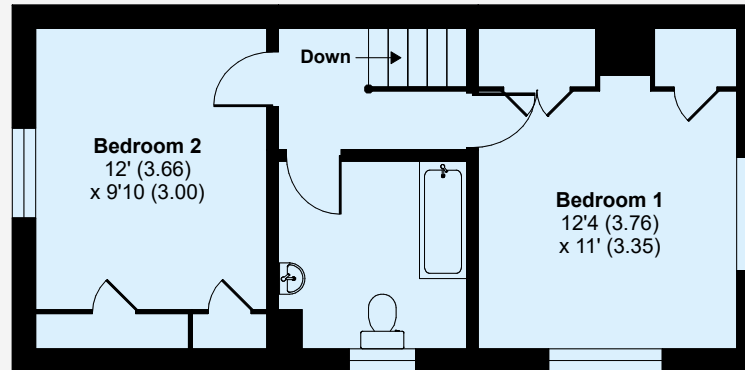
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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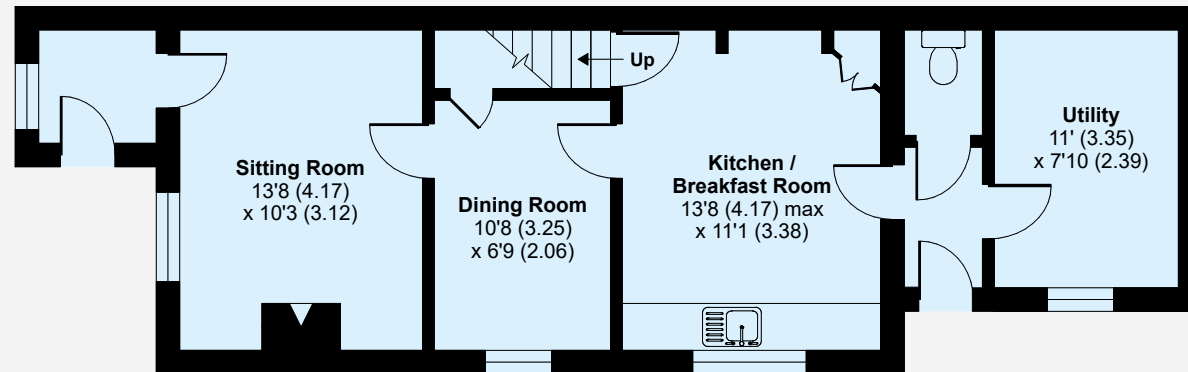
3 School Cottages, Bodle Street Green, Hailsham, BN27 4RD

Approximate Area = 983 sq ft / 91.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Batcheller Monkhouse. REF: 994570

