



**Senlac Gardens  
Battle, TN33 0AX**

**Offers in the region of £360,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales



# Senlac Gardens, Battle, TN33 0AX

Nestled in the charming Senlac Gardens of Battle, this delightful mid-terrace house offers a perfect blend of modern living and convenient location. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both comfort and functionality.

The modern kitchen is equipped with contemporary fittings, making meal preparation a pleasure, while the bathroom boasts stylish fixtures that enhance the overall appeal of the home. One of the standout features of this property is the off-road parking, accommodating up to four vehicles, a rare find in such a desirable area.

Step outside to discover a good-sized private rear garden, perfect for outdoor activities, gardening, or simply unwinding in the fresh air. The property is vacant and comes with no onward chain, allowing for a smooth and swift transition into your new home.

Location is key, and this house does not disappoint. It is within walking distance to the vibrant town centre of Battle, where you can enjoy a variety of shops, cafes, and local amenities. The mainline railway station is just a few minutes' walk away, providing excellent transport links for commuters. Additionally, the historic Battle Abbey is nearby, offering a glimpse into the rich history of the area.

Families will appreciate being within the catchment area for reputable schools, including Battle and Langton Primary School and Claverham Community College, ensuring quality education for children.

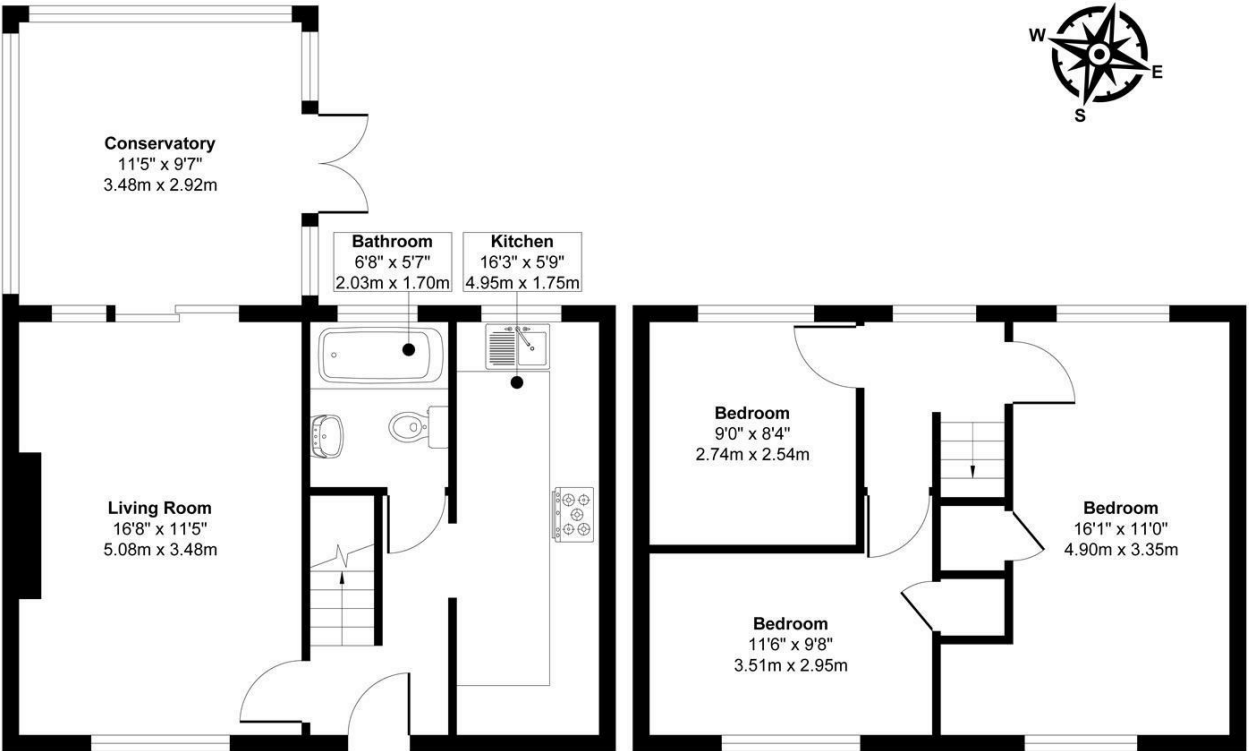
In summary, this three-bedroom mid-terrace house in Senlac Gardens is a fantastic opportunity for those seeking a home in a prime location, combining comfort, convenience, and community.



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|---|--|----------------------------|
| • COUNCIL TAX B - ROTHER                | • EPC RATING C   | • NO ONWARD CHAIN          |
| • OFF ROAD PARKING FOR SEVERAL VEHICLES | • THREE BEDROOMS   | • MID TERRACE HOUSE        |
| • PRIVATE REAR GARDENS                  | • WALKING DISTANCE TO TOWN CENTRE AND MAINLINE RAILWAY STATION | • CLAVERHAM CATCHMENT AREA |

Senlac Gardens

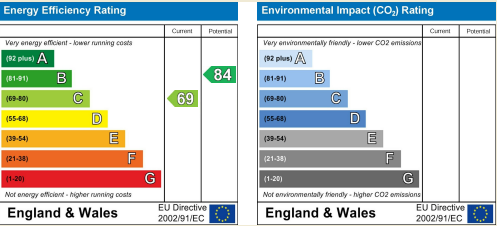
Approximate Gross Internal Floor Area  
918 sq. ft / 85.28 sq. m



GROUND FLOOR

FIRST FLOOR

Produced By Picpreview.co.uk Ltd.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



