



Glengorse
Battle, TN33 0TX

Guide price £700,000 Freehold

Wyatt
Hughes
Residential Sales

Glengorse, Battle, TN33 0TX

GUIDE PRICE £700,000-£725,000

Welcome to this stunning detached chalet bungalow located in the highly desirable residential area of Glengorse, Battle. This impressive property boasts a generous 2,206 square feet of living space and is just a short stroll from the charming town centre, where you will find the historic Battle Abbey along with a delightful array of shops, cafes, restaurants, and pubs.

The property features four well-appointed bedrooms, with two conveniently located on the ground floor. One of these bedrooms benefits from an ensuite, while a separate WC adds to the practicality of the layout. The first floor hosts two additional bedrooms and a family bathroom, providing ample accommodation for families or guests.

Renovated to a high standard by the current owner, the home showcases modern kitchen and bathroom fittings that enhance its appeal. The open plan living space is a true highlight, seamlessly combining the kitchen, dining, and living areas, creating a perfect environment for both relaxation and entertaining. A study area is also included, offering a quiet space for work or study.

Outside, the property is set within private gardens, providing a tranquil retreat, and features extensive off-road parking along with a garage for added convenience. This home is situated within the catchment area for Claverham Secondary School and Battle and Langton Primary School, making it an excellent choice for families.

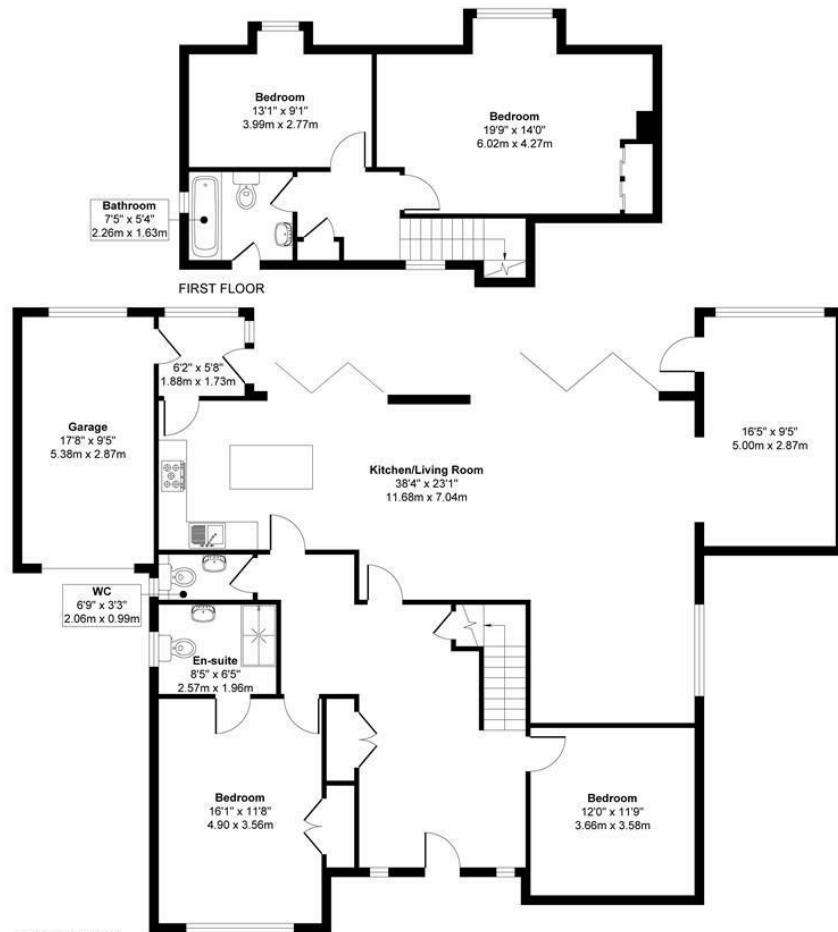
In summary, this beautifully presented chalet bungalow offers a perfect blend of modern living and convenient location, making it an ideal choice for those seeking a comfortable family home in Battle.

- 2206 sq ft
- DETACHED FOUR BEDROOM CHALET BUNGALOW
- WALKING DISTANCE TO MAINLINE RAILWAY STATION AND HIGH STREET
- TAX BAND F
- PRIVATE GARDENS, OFF ROAD PARKING AND GARAGE
- CATCHMENT FOR CLAVERHAM COMMUNITY COLLEGE SECONDARY SCHOOL
- EPC RATING C
- DESIREABLE RESIDENTIAL CLOSE



Glengorse

Approximate Gross Internal Floor Area
2206 sq. ft / 204.94 sq. m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (F2 plus)			
(B1-91)	A		
(B9-80)	B		
(55-44)	C		
(39-24)	D		
(21-13)	E		
(11-2)	F		
Not energy efficient - higher running costs		G	
EU Directive 2002/91/EC		69	77
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (B2 plus)			
(B1-91)	A		
(B9-80)	B		
(55-44)	C		
(39-24)	D		
(21-13)	E		
(11-2)	F		
Not environmentally friendly - higher CO ₂ emissions		G	
EU Directive 2002/91/EC			
England & Wales			

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.

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