



Telham Close, Battle, TN33

£500,000



3



2



2



Paul Stripp Estate Agent

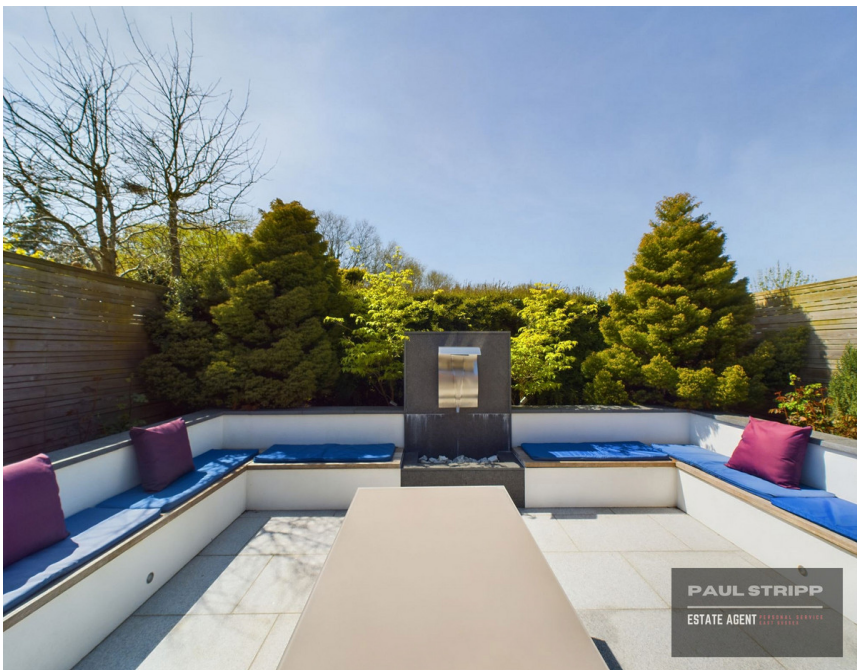
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**PAUL STRIPP**

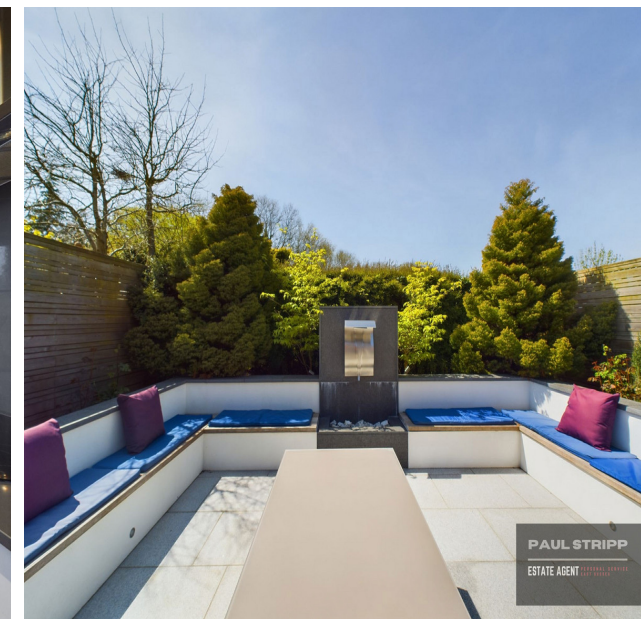
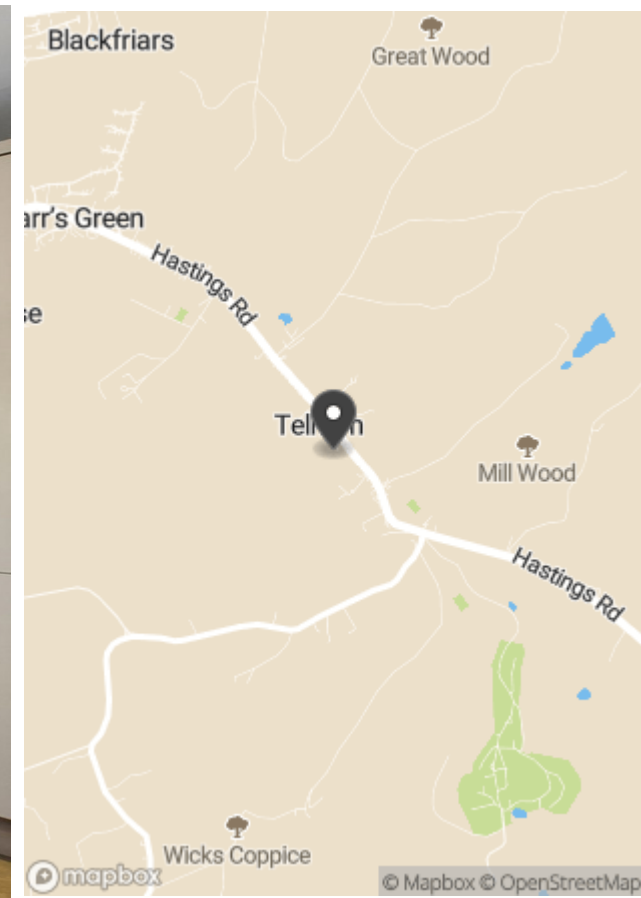
**ESTATE AGENT** PERSONAL SERVICE  
EAST SUSSEX

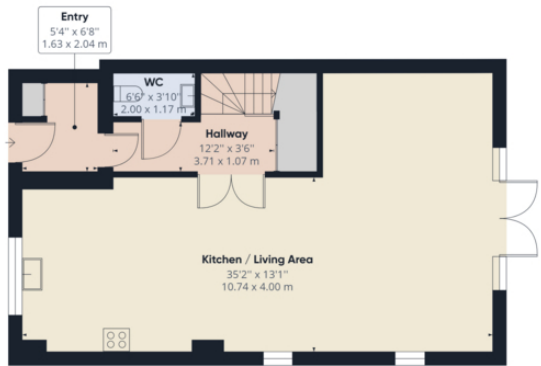


- Exquisite 3-bedroom semi-detached property, combining sophistication and comfort
- Spectacular views from all three bedrooms and living areas
- Remarkable open-plan living space, perfect for entertaining and indoor-outdoor living
- High-quality integrated kitchen featuring quartz work surfaces
- South-facing rear garden with a central water feature and bespoke seating
- Luxurious master suite with an en-suite shower room and built-in double wardrobes in all bedrooms

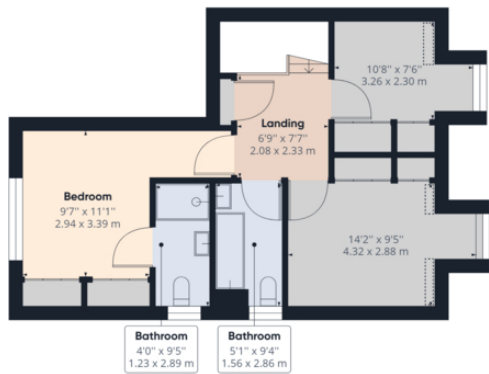








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 1234.21 ft<sup>2</sup>  
 114.66 m<sup>2</sup>

Reduced headroom  
 6.41 ft<sup>2</sup>  
 0.60 m<sup>2</sup>

(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

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		95
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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