



London Road, Battle, TN33

Guide Price £695,000

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**PAUL STRIPP**  
ESTATE AGENT PERSONAL SERVICE  
EAST SUSSEX



*Nestled on a 0.6-acre plot, this home features electric gates, new kitchen, bathroom, oak floors, and efficient heating. Includes plans for a 6x4 extension, potential loft STPP, garage, circular drive, and outbuildings.*



BON  
appetit

EAT

Coffee

**PAUL STRIPP**

ESTATE AGENT PERSONAL SERVICE  
EASY SUCCESS

# Key Features

- Ample parking with a large gravel driveway, garage, and outbuildings
- Gas central heating and double-glazed windows throughout
- 0.6-acre garden with decking area, ideal for outdoor entertaining
- Large loft with potential for conversion into additional living space
- Separate lounge/dining room, family bathroom, and utility room
- Potential for further extension subject to planning permissions
- Automatic entrance gates for privacy
- Located in Battle, close to shops and schools





**PAUL STRIPP**  
ESTATE AGENT PERSONAL SERVICE  
LIFT 2ND FLOOR



Nestled on a 0.6-acre plot, this home features electric gates, new kitchen, bathroom, oak floors, and efficient heating. Includes plans for a 6x4 extension, potential loft STPP, garage, circular drive, and outbuildings. Guide price £695,000 - £710,000



This detached bungalow in Battle, East Sussex, is a standout property, offering a comprehensive modern living experience ideal for families. It has been thoughtfully renovated to include a plethora of new features and amenities that enhance both its functionality and appeal; Including new combi-boiler and newly fitted radiators, new wiring, windows, ceilings and all-plastered.

The property is advantageously situated, providing easy access to local amenities, schools, and transport links, including the mainline train station. This prime location, combined with the property's extensive updates, makes it an excellent choice for families seeking convenience and quality living.

The interior of the bungalow has been extensively updated, featuring new oak engineered flooring throughout, creating a seamless and elegant look. The kitchen is brand new, fitted with traditional wooden units and bathed in natural light from double-glazed windows, offering scenic views of the large garden. The property also benefits from a separate utility room that provides direct access to the garden and features light laminate flooring.



Accommodation within the home includes three generously sized bedrooms (one is currently being used as a living room) a combined lounge and dining area, a contemporary family bathroom, and potential attic space conversion for additional living areas. The recent installation of double-glazed windows and doors, coupled with the new boiler, ensures the home is both energy-efficient and comfortable.

Planning permission granted for a further 6 x 4 m extension (see photos)

Access to the rear of the garden by a neighbouring lane.

Outdoor features are a significant aspect of this property, which is set on a 0.6-acre plot. It includes a garden with a new partially covered decking area, perfect for outdoor entertainment and leisure. The presence of various outbuildings adds to the property's appeal:

A workshop with power located to the left of the house,

A lean-to beside the house,

A garage for secure parking or storage,

An outdoor utility area on the decking outside the utility room,

A summer house in the garden, offering a peaceful escape.









Floor 0 Building 1

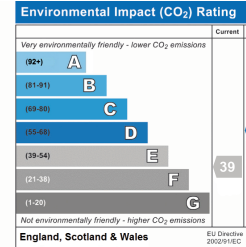
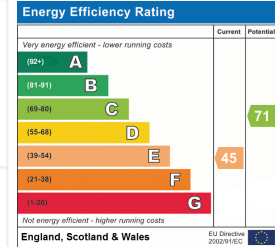


Approximate total area<sup>(1)</sup>  
 881.67 ft<sup>2</sup>  
 81.91 m<sup>2</sup>

(1) Excluding balconies and terraces

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: Freehold  
 Council Tax Band:  
 Council Authority:

