



PAUL STRIPP

Tollgates, Battle, TN33
£525,000

4 2 3 1498 sq ft

PAUL STRIPP
ESTATE AGENT PERSONAL SERVICE
EAST SUSSEX



Chain free! Delightful four-bedroom detached chalet bungalow near Battle High Street. Features sealed polished wood floors, modern kitchen, newly fitted ground floor shower room, feature fireplace, and garden patio. Includes a garage and driveway with electric car charging.



PAUL STRIPP
ESTATE AGENT PERSONAL SERVICE
FAST TRACK

Key Features

- Chain Free!
- Beautifully presented with original wooden floorboards and dark oak flooring
- Dual-aspect living room with a feature fireplace and doors opening to the garden
- Modern kitchen with range oven, breakfast bar, and dining area
- Two ground floor bedrooms and a stylishly fitted ground floor shower room
- Two upper floor bedrooms with built-in storage; principal bedroom with en-suite bath
- Low maintenance rear garden with porcelain tiled patio and shingled area
- Front garden with raised flower beds and electric car charging point
- Off-road parking for two to three vehicles and access to a garage
- Excellent school catchment area for Claverham Community College and Battle & Langton Primary School





PAUL STRIPP

ESTATE AGENT PERSONAL SERVICE
EAST SURREY



Chain free! Delightful four-bedroom detached chalet bungalow near Battle High Street. Features sealed polished wood floors, modern kitchen, newly fitted ground floor shower room, feature fireplace, and garden patio. Includes a garage and driveway with electric car charging.



Porch with UPVC doors.

Leading to a hallway featuring sealed polished wood floors and understairs storage.

The living room, boasts dual aspects, with double doors opening from this room onto a beautifully tiled patio, sealed polished wood floors, and a striking feature fireplace.

Adjacent to the living room, the Kitchen is fitted with stylish blue kitchen units, newly polished oak worktops, and a large ceramic sink. It includes a range cooker set to remain, a free standing miele dishwasher and a hotpoint washing machine (both available by separate negotiation), and a convenient pantry. Two free standing fridges under counter to remain.

The kitchen also benefits from a double aspect, filling the space with natural light, and a side door that provides direct access to the garden.

The ground floor houses two double bedrooms, each with sealed polished wood floors. These rooms are generously proportioned, with one featuring double aspects and both with chic feature wallpaper, creating a warm and inviting ambiance. A newly refurbished shower room is with a fully tiled walk-in electric shower, a modern vanity unit, and a stainless steel heated towel rail (it can be run on heating system and also electric) .

Moving upstairs, there is a master double bedroom, featuring built-in storage, velux windows, and an en-suite bathroom complete with a large bath, a large vanity sink, and a stainless steel towel rail.

The second bedroom central feature is the chimney breast.

There is a rear garden designed for ease of maintenance and relaxation. The patio area is laid with porcelain tiles, leading to a shingled section, surrounded by a mix of shrubs and borders. At the front are raised flower beds and a driveway that provides off-road parking for three vehicles.

This driveway also includes a charging point for an electric car and leads to a garage with power.





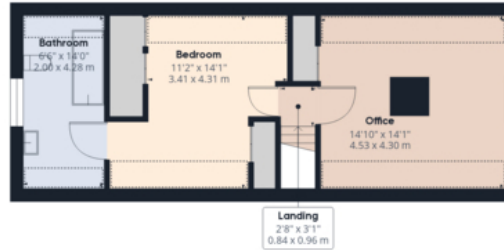
PAUL STRIPP
ESTATE AGENT PERSONAL SERVICE
01273 822224



PAUL STRIPP
ESTATE AGENT PERSONAL SERVICE
EASY BUDDY



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1498.74 ft²
139.24 m²

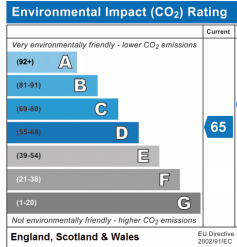
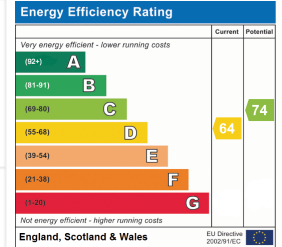
Reduced headroom
129.54 ft²
12.04 m²

(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



Tenure Type: Freehold
Council Tax Band:
Council Authority:

