



East Sussex, Battle, TN33

£850,000

 5  3  2  2393 sq ft





Located on a private road, 5-BED executive home near SCHOOLS & HIGH STREET. Featuring TWO FRONT ASPECT OFFICES, SPACIOUS living, DOUBLE GARAGE, FLEXIBLE ACCOMMODATION & BEACH ESTATE VIEWS, this elegant family haven offers the perfect blend of STYLE & PRACTICALITY with over 2300 sq ft.



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Key Features

- Five-bedroom executive home
- Within walking distance to schools and high street
- His and hers offices
- Versatile dining room, usable as a bedroom
- Spacious living room with brick fireplace and log burner
- Main bedroom with en-suite and fitted wardrobes
- Double garage and ample parking
- Beautiful rear patio with pergola
- Picturesque lawn area with beach estate views
- Immaculate condition and desirable location





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Located on a private road, this 5-bed executive home is near schools & the high street. Two en-suites and one family bathroom. It features two front aspect offices, spacious living areas, a double garage, flexible accommodation & backs on to the Beech Estate.



This exceptional property is perfect for large families, providing the ultimate ease of lifestyle with walking distance to all the schools in Battle, high street, and train station. The rare, flexible accommodation boasts five double bedrooms, two front aspect offices, a spacious living room, dining room, large kitchen with breakfast area, utility area, and a double garage. With two en-suites, one family bathroom, and a ground floor cloakroom, this home meets all your needs.

Experience the key features and benefits of this amazing property, offering unparalleled convenience and space for family living.

This stunning five-bedroom executive home offers an elegant living experience, located within walking distance to schools and the high street. Enter through a welcoming porch into the spacious hallway, showcasing a wooden balustrade and an airy bathroom with wood-effect flooring, a white bath, shower attachments, part-tiled walls, pedestal sink, WC, and a walk-in shower with a stainless steel towel rail. An airing cupboard and loft access can be found in the hallway.

Upstairs, you will find five well-appointed bedrooms. The main bedroom boasts double fitted wardrobes, an en-suite with wood-effect laminate flooring, fully panelled walls, WC, sink, brass towel rail, and a walk-in shower. A further double bedroom has views over the beach estate with fitted wardrobe and en-suite. All bedrooms are doubles and feature fitted wardrobes, carpets, UPVC windows, and radiators, and a further bedroom has views over the beach estate.

Downstairs, you'll discover a cozy living room featuring a brick fireplace with log burner, garden access, and front aspect windows. The versatile dining room can also be used as a bedroom, with views overlooking the garden. The property includes his and hers study spaces and a downstairs cloakroom for convenience.



The spacious kitchen features a new work surface, painted units, a dining area, and a breakfast area leading to a utility room. Enjoy ample parking and a double garage with electric remote door for added convenience.

Step outside to find a beautifully landscaped rear patio area with a pergola and a lawn area where deer often visit the fence. Embrace the picturesque surroundings and the beach estate views in this exceptional family home. Large drive way area and double garage.

Council Tax band: G







Floor 0



Floor 1



Approximate total area⁽¹⁾
 2393.57 ft²
 222.37 m²

(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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure Type: Freehold
 Council Tax Band: G
 Council Authority:

