



Glengorse, Battle, TN33

£359,950

 3  2  1





This high-spec 3-bedroom property is ideal for those seeking a lock-up-and-leave home in the heart of Battle. Perfectly located within walking distance of the high street and train station, it's suited for families with older children or those downsizing from near or far.



AS
ASHTON STRIPP

Key Features

- 3 spacious bedrooms, two with walk-in wardrobes
- Fully tiled main bathroom with bath, rainfall shower, and dual towel radiators.
- First-floor WC with stainless steel towel radiator and extractor fan
- Large main bedroom with en-suite and garden views
- Modern kitchen with integrated appliances and oak worktops
- Spacious living room with laminate flooring and double-glazed windows
- High-end doors throughout the property
- Ample storage with multiple cupboards and under-stairs storage
- Walking distance to Battle high street and train station
- Ideal lock-up-and-leave property for families or downsizers





AS
ASHTON STRIPP



Situated in a prime location in Battle, this stunning 3-bedroom home offers modern living with high-end finishes throughout. Designed for convenience and comfort, it is ideally suited for those looking for a lock-up-and-leave property or downsizers who desire easy access to local amenities.



The property boasts a large double bedroom on the front aspect with a walk-in wardrobe and a second double bedroom at the rear, also with a walk-in wardrobe. The main bathroom is fully tiled and features a bath with an inset shelf, a walk-in rainfall shower with detachable fittings, dual towel radiators, WC, and sink.

On the first floor, the hallway has laminate flooring and a WC with tiled floors, partly tiled walls, a stainless steel towel radiator, and extractor fan. There is also an under-stairs storage cupboard.

The spacious main bedroom overlooks the garden, featuring two double-glazed windows, carpets, and a walk-in wardrobe. The en-suite is fully tiled, offering a walk-in shower, WC, sink, and window for natural light.

The kitchen is fitted with a range of sleek white cupboards and drawers, complemented by oak worktops. It includes a gas hob, integrated fridge/freezer, built-in oven and microwave, a white ceramic sink, and integrated dishwasher and washing machine. The living room is generously sized, with two double-glazed windows and laminate flooring, providing a bright and comfortable space for relaxation.

Battle, a historic market town in East Sussex, is renowned for the 1066 Battle of Hastings, featuring the iconic Battle Abbey, while offering a blend of medieval charm, modern amenities, excellent schools, and convenient transport links, making it a desirable location for families and history lovers alike.



Maintenance fees - £675 paid twice annually

The property has a 999 year lease from 2008 with a share of the freehold.

Band D - £2,506.86



AS
ASHTON STRIPP

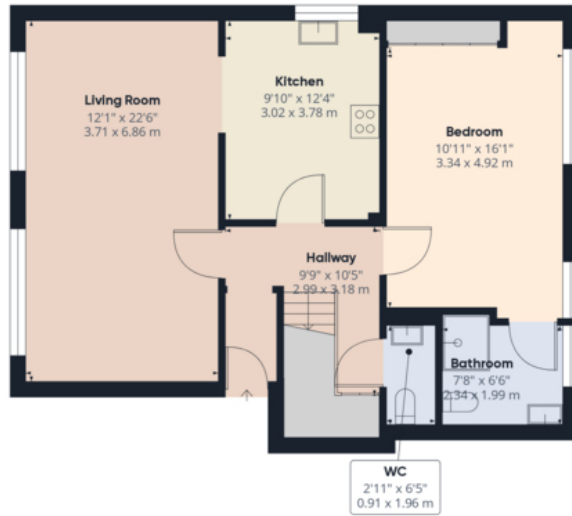


AS
ASHTON STRIPP

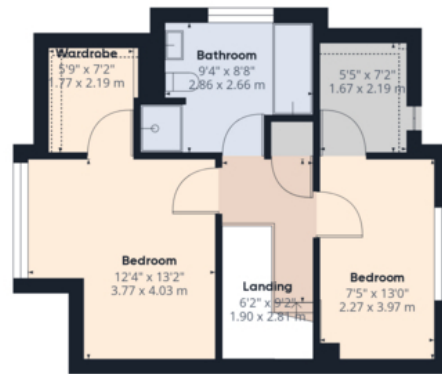


AS

ASHTON STRIPP



Floor 0



Floor 1



Approximate total area⁽¹⁾

1236.24 ft²
114.85 m²

Reduced headroom

17.98 ft²
1.67 m²

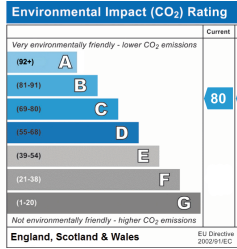
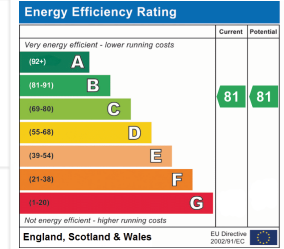
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Tenure Type: Freehold
Council Tax Band:
Council Authority:

