



St. Marys Terrace, Battle, TN33

£400,000





Three-bedroom mid-terrace over three floors with wooden floors, spacious bathroom with roll-top bath and shower, and separate WC. Open-plan living/dining area, smart kitchen, utility space, and rear patio garden. Easy access to Battle and mainline station.





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# Key Features

- Three-bedroom mid-terrace home set over three floors
- Open-plan living and dining areas with wooden flooring
- Smart kitchen with stone-tiled floors and wooden worktops
- Utility space with room for appliances
- Spacious bathroom with roll-top bath and walk-in shower
- Separate downstairs WC for added convenience
- Versatile top-floor layout with two double bedrooms
- Private rear garden with paved patio
- Double glazing and gas central heating throughout
- Easy access to Battle town centre and mainline train station





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Three-bedroom mid-terrace over three floors with wooden floors, spacious bathroom with roll-top bath and shower, and separate WC. Open-plan living/dining area, smart kitchen, utility space, and rear patio garden. Easy access to Battle and mainline station.

Step into the entrance porch, where traditional blue and white patterned floor tiles set the tone. A white wood-panelled door opens into the main hallway, where wooden flooring begins and continues through much of the home.

To the front, the living room is a bright and welcoming space, with a feature fireplace set along the side wall and a large double-glazed window drawing in natural light. Wooden floors run seamlessly underfoot, and an open connection leads through to the dining room — currently blocked by a sofa but easily restored as a through space.

The dining room sits at the rear, with matching wooden flooring, a wall-mounted radiator, and a wide double-glazed window looking out to the garden. It's well-sized and positioned at the heart of the ground floor layout.

Off the hallway, you'll find a downstairs WC with wooden flooring — a practical addition — and directly opposite, a glazed door leads out to the rear garden, bringing in further light and offering easy access outdoors.

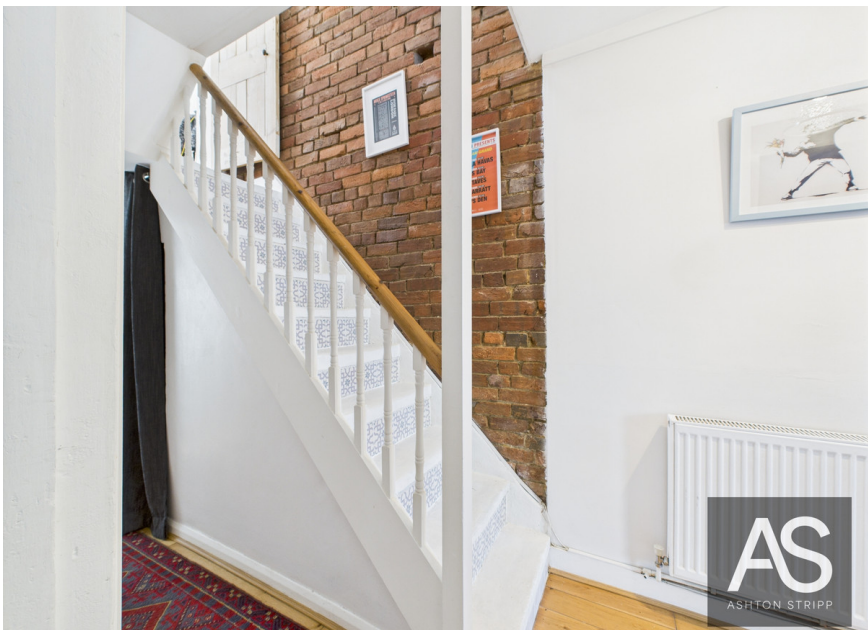
Continuing towards the rear of the house, the kitchen features durable stone-tiled flooring, grey wall and base units, wooden worktops, a gas cooker with electric oven, and a white ceramic sink. Just beyond, a utility area provides space for a washing machine, dishwasher, and fridge freezer — all within the same hardwearing tile finish.

On the first floor, a split landing leads first to a versatile rear room — currently used as a home office or garden room — with dual-aspect double-glazed windows and its own door with steps leading down into the garden. Next door, the bathroom is well-sized and well-finished, complete with a freestanding roll-top bath, a large walk-in shower with blue mosaic tiling, a pedestal sink, white painted panelling, and a double-glazed window with fitted shutters..

At the front of the house, the principal bedroom spans the full width and features white-painted wooden flooring, twin double-glazed windows, and a radiator.

A staircase leads to the top floor, where an exposed brick wall runs up alongside cream carpet and a white-painted balustrade with wooden handrail. The upper landing leads to two further double bedrooms — one at the front with a feature fireplace and wooden floors, and one at the rear with views over the garden, also finished with wooden flooring and a radiator.

Outside, steps from the rear door lead up to a paved patio, privately enclosed by mature hedging — an easy, low-maintenance spot for outdoor dining or relaxing.







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