

## 20 Lower Lake, Battle

£325,000 Freehold

Stylish three-bed home with log burner, quartz-top kitchen and private garden. Includes loft room, utility storage and modern bathroom. Short walk to the station. A smart choice for first-time buyers, commuters or downsizers looking for low-maintenance living.



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Step into the open-plan living and dining space, where a working log burner and wooden flooring add warmth. A built-in unit provides room for media, log storage and further shelving. The kitchen sits to the rear and is a well-designed space, fitted with grey base units, white quartz worktops, a gold-tone tap and matching handles. There's an induction hob with quartz splashback and extraction above, a built-in electric oven, integrated fridge freezer, and provision for a wine cooler. Two wall-mounted cabinets and a tall unit offer extra storage, and there's a large window looking out over the garden.

The same wood-effect flooring continues through the hallway, where a utility cupboard provides space for a washing machine, tumble dryer and coats, with further built-in storage alongside. The bathroom is fitted with a walk-in shower, white tiled walls, black laminate flooring and a grey heated towel rail. A black vanity unit offers storage beneath the basin.

Upstairs on the first floor, the main bedroom sits at the front with grey carpets, white fitted wardrobes and a double-glazed sash window. The second bedroom overlooks the garden and is currently used as a home office, with a large window providing good natural light.

The top floor hosts a third double bedroom with dormer window and eaves storage. Grey carpet runs throughout all bedrooms and stairs, and the home has central heating throughout.

Outside, a side path leads to a generous rear garden – part-lawn, part-paved, with raised beds, a shed and space to sit or entertain.

Well placed for everyday convenience, the property is within walking distance of local shops, cafés and green spaces. Several well-regarded primary and secondary schools are nearby, making it a strong option for families.

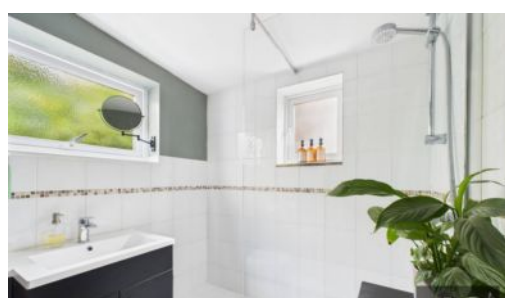
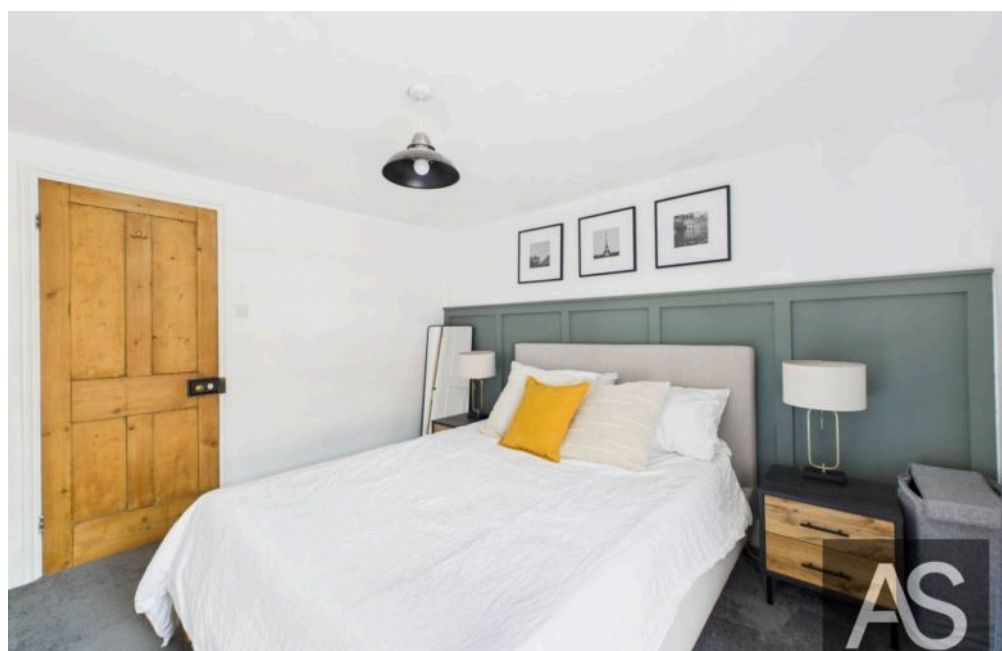
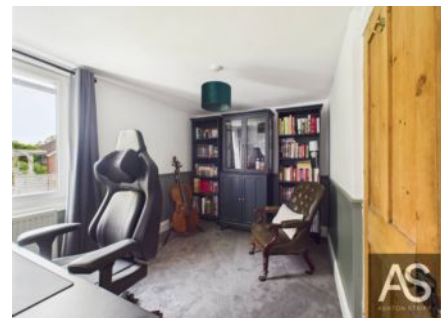
Transport links are excellent, with the nearest station less than a 10-minute walk away, offering direct routes into London and surrounding areas. Road access is equally straightforward, with nearby connections to the A21 and other key routes.

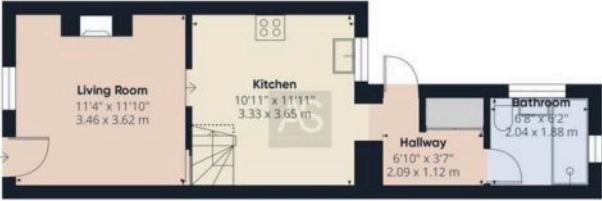
Whether you're commuting, staying local, or looking for a balance between access and amenities, the setting works well for a wide range of buyers.





- Open-plan living with log burner and built-in storage
- Stylish kitchen with quartz worktops and gold accents
- Integrated hob, oven, fridge freezer and wine cooler space
- Handy utility cupboard with laundry and coat storage
- Sleek bathroom with walk-in shower and vanity unit
- Three bedrooms, including loft double with eaves storage
- Fitted wardrobes and sash window in main bedroom
- Wood-effect flooring and grey carpets throughout
- Private garden with lawn, patio and shed
- Under 10 mins' walk to station and local shops





Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

739 ft<sup>2</sup>  
68.8 m<sup>2</sup>

Reduced headroom

43 ft<sup>2</sup>  
4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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