



Tudor House, High Street, Battle

£900,000 Freehold

Located on the High Street opposite the Abbey Green, this unique property blends historic character with modern comforts. Featuring original beams, multiple suites, a conservatory, secluded courtyard, and pool, it's perfect for family life and entertaining. Chain free.



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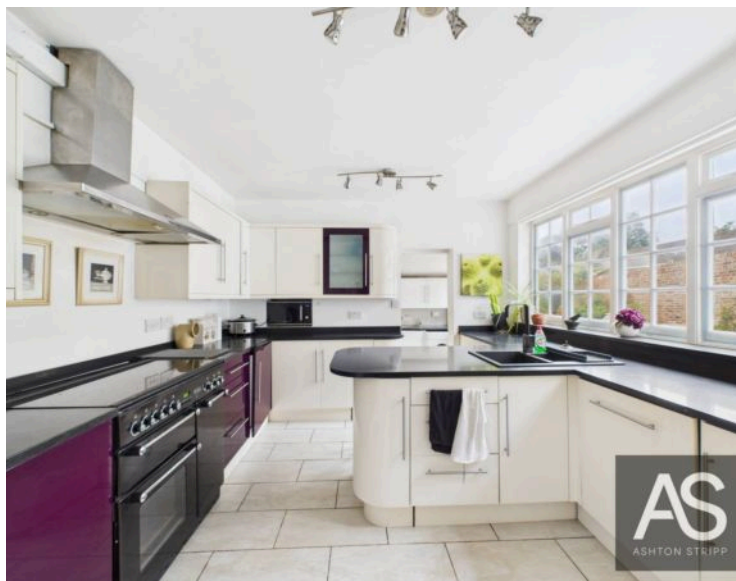
Positioned prominently on Battle High Street directly opposite the Abbey Green, this outstanding Grade II listed residence offers a rare opportunity to own a substantial and highly characterful home in one of the town's most recognisable and sought-after locations. Offered chain free, the property seamlessly blends period elegance with practical modern living, retaining a wealth of original features including exposed beams, sash windows, panelled walls, window seats and impressive fireplaces.

The ground floor provides a variety of beautifully proportioned reception rooms, ideal for both everyday family life and entertaining. A welcoming entrance lobby and inner hallway lead through to a generous living room enjoying views across Abbey Green, centred around an original log burner. The formal dining room connects effortlessly to a charming snug, which features a striking inglenook fireplace, while the kitchen is well fitted with traditional cabinetry, granite worktops, integrated appliances and a breakfast bar, overlooking the tranquil courtyard. A separate utility room adds essential functionality, and the large conservatory, with exposed brickwork and garden access, creates a light-filled extension to the living space.

The first floor is arranged around a spacious, panelled landing with access to a balcony. The impressive principal bedroom suite offers generous proportions, a dedicated dressing room, a well-appointed en-suite bathroom and a Juliet balcony with views over the garden. Additional bedrooms on this level include a large front-facing room with feature fireplace and exposed timbers, a further en-suite bedroom with window seat, and a rear-facing double bedroom served by a separate WC.

The attic floor provides two further bedrooms, both showcasing vaulted ceilings and exposed timbers, supported by a shower room, making this level ideal for guest accommodation, older children or home working.

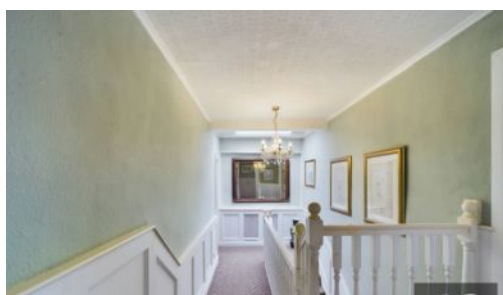
Outside, the property reveals a surprisingly private and enclosed courtyard terrace, complete with a swimming pool, outdoor WC, storage/bar area and a secluded "secret garden," offering a unique oasis in the heart of Battle. The home is further enhanced by a garage and three additional parking spaces. Ideally located close to local shops, cafes, schools and amenities, with the historic Abbey just moments away, the property benefits from central heating, mains drainage and Council Tax Band E.



- Chain free and located in the heart of town with a rich historical character.
- Convenient garage and three additional parking spaces.
- Unique Abbey Green views from the spacious living room.
- Historic features, including original beams and panelled walls.
- Two bedroom suites with ensuites and built-in storage.
- Large conservatory with exposed brick and garden access.
- Dining room with custom alcove storage and log burner potential.
- Secluded courtyard with a terrace, shed/bar, and outdoor WC.
- Private swimming pool with "secret garden" area.
- Expansive kitchen with breakfast bar and granite counters.



Battle High Street sits at the heart of this historic East Sussex town, offering a charming mix of independent shops, cafés, restaurants and local amenities. Dominated by the iconic Battle Abbey and Abbey Green, the area combines rich heritage with a vibrant community feel, all within easy reach of excellent schools and the mainline station providing direct trains to London.

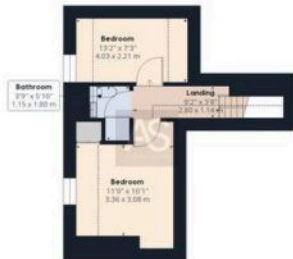




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

2757.5 ft²
256.18 m²

Reduced headroom

82.06 ft²
7.62 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.

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