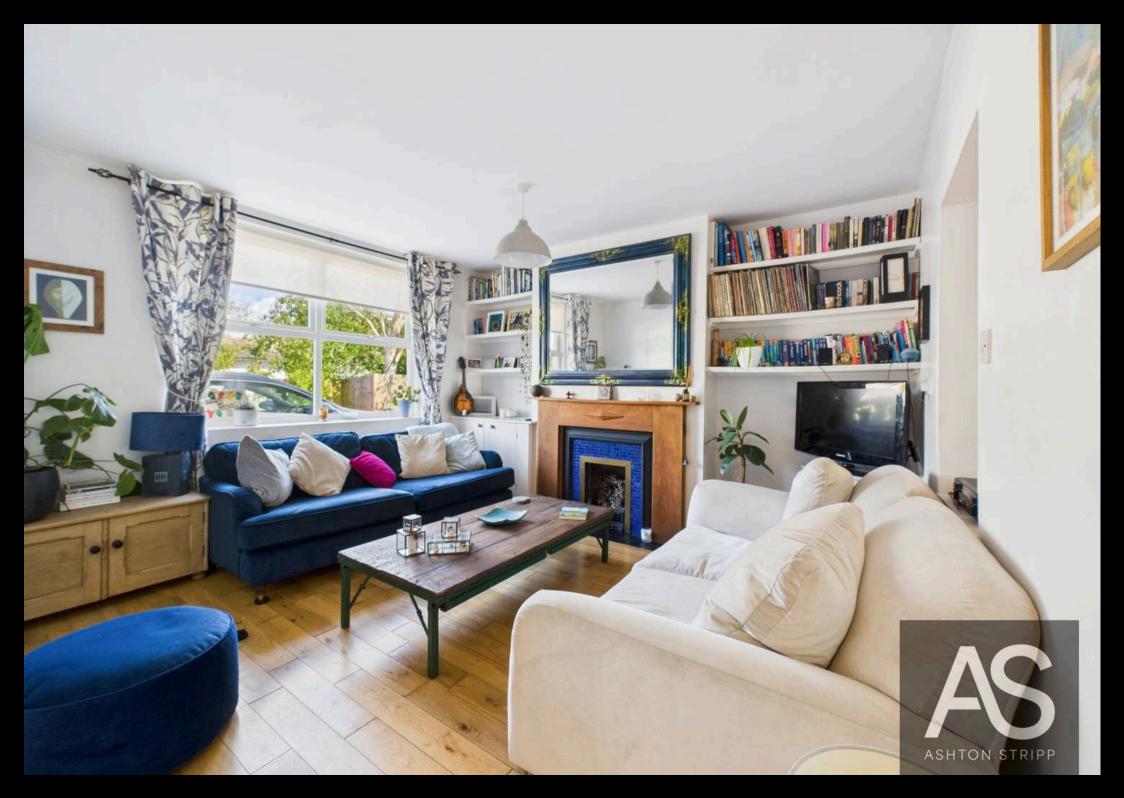




8 St. Marys Terrace, Battle £400,000









8 St. Marys Terrace

Battle, Battle

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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

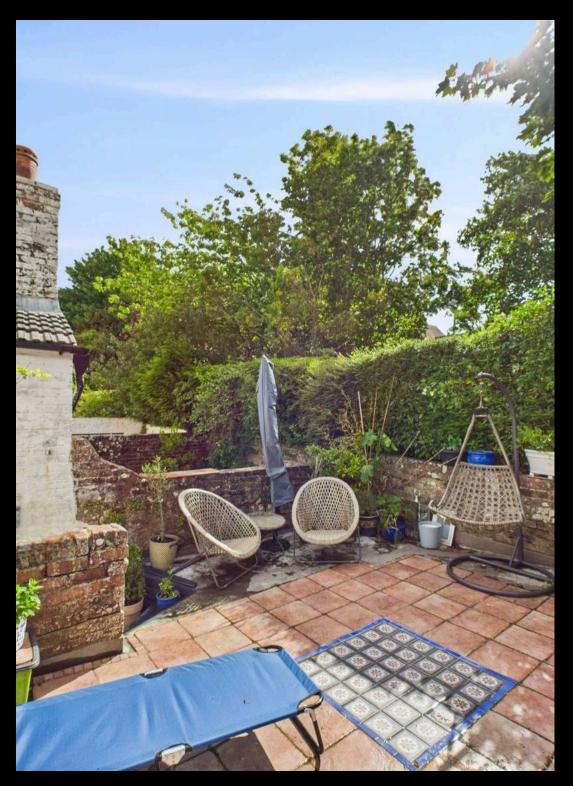
- Three-bedroom mid-terrace home set over three floors
- Open-plan living and dining areas with wooden flooring
- Smart kitchen with stone-tiled floors and wooden worktops
- Utility space with room for appliances
- Spacious bathroom with roll-top bath and walk-in shower
- Separate downstairs WC for added 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











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.

Council tax band C

- 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







