



PAUL STRIPP

Hastings Road, Battle, TN33
£700,000

3 2 1 1.7 ac

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ESTATE AGENT PERSONAL SERVICE
EAST SUSSEX



Scandia Hus Bungalow on 1.70-acre plot Direct access to Battle Great Wood and includes own woodland. Energy-efficient with triple-glazed windows. Versatile outbuildings for personal or commercial use like home office or storage. Near London mainline, High Street, and schools.



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LIFE TO LIVE

Key Features

- Detached Scandia Hus Bungalow with triple-glazed windows
- Expansive lawn with mature trees and a separate woodland area
- Walking distance to mainline station serving London Charing Cross
- Property occupies 1.70 acres, adjoining Battle Great Wood
- Additional workshop and greenhouse on the property
- Single garage with attached home office/studio
- Proximity to local High Street and schools
- Versatile layout with potential for alterations
- Ample parking space at the front and side
- Outdoor space ideal for gardening and exploration





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EAST SURREY



Scandia Hus Bungalow on 1.70-acre plot Direct access to Battle Great Wood and includes own woodland. Energy-efficient with triple-glazed windows. Versatile outbuildings for personal or commercial use like home office or storage. Near London mainline, High Street, and schools.



The interior features triple-glazed windows and starts with an entrance hall with oak flooring that guides you to a dual-aspect sitting room with oak flooring equipped with an open fire. A separate dining room flows smoothly into a well-equipped kitchen, creating a functional layout that accommodates both day-to-day living and special occasions.

Accommodation flexibility is further provided with three bedrooms all with oak flooring. Two of the bedrooms offer built-in wardrobes and triple-glazed windows with scenic garden views.

There is one main bathroom efficiently designed with a panelled bath, vanity wash hand basin, and a concealed low-level w.c.

Additionally there is a shower room with wc and wash hand basin for added convenience.

The property is not just spacious but also versatile, offering possibilities for further alterations or development, subject to obtaining the necessary permissions.

Externally, parking is no issue, as the property offers generous space at both the front and side. A single garage, complete with an attached home office or studio, maximizes utility and convenience. Additionally, a separate workshop and greenhouse are available for various uses.



The outdoor space is a highlight, featuring an expansive lawn dotted with mature trees, flower and shrub borders, and even a distinct woodland area. This area offers endless opportunities for outdoor activities and lends itself to landscaping and gardening projects.

This property is a short walk to Battle's amenities and Battle train station, with a 1hr 20min direct service to London. Situated close to state and private schools, the home provides easy access to Battle and Hastings and features unique access to Battle Great Wood.

(Exact acreage to be confirmed)



Main bedroom

The main bedroom is a spacious triple aspect double bedroom with fitted wardrobes and incredible views overlooking the garden and surrounding area.

Bedroom

There is a further large double bedroom on the front aspect, good size double.

Bedroom

Stairs to the final bedroom which is a generous size double bedroom attic room with storage in the eaves.

Outbuildings, including three stables and storage barn with a water supply.

There is also a summer house and a detached garage.

The garden is stunning, with lawn surrounded by woodland which is believed to have been a medieval quarry, used to supply stone to Battle Abbey. There are meandering paths through the gardens and woodland and a stream that runs through. The land surrounded the garden, house and woodland in a horse shoe shape and the whole site is believed to be around 7 acres. From various points on the land the views are spectacular.

Located in the heart of East Sussex, Battle is a picturesque town rich in history and modern amenities. Famous for the iconic Battle Abbey and the 1066 Battle of Hastings, this charming locale offers a blend of traditional shops, fine dining, and outdoor activities. With excellent schools, healthcare facilities, and transport links to Hastings and London, Battle is perfect for families and professionals alike.

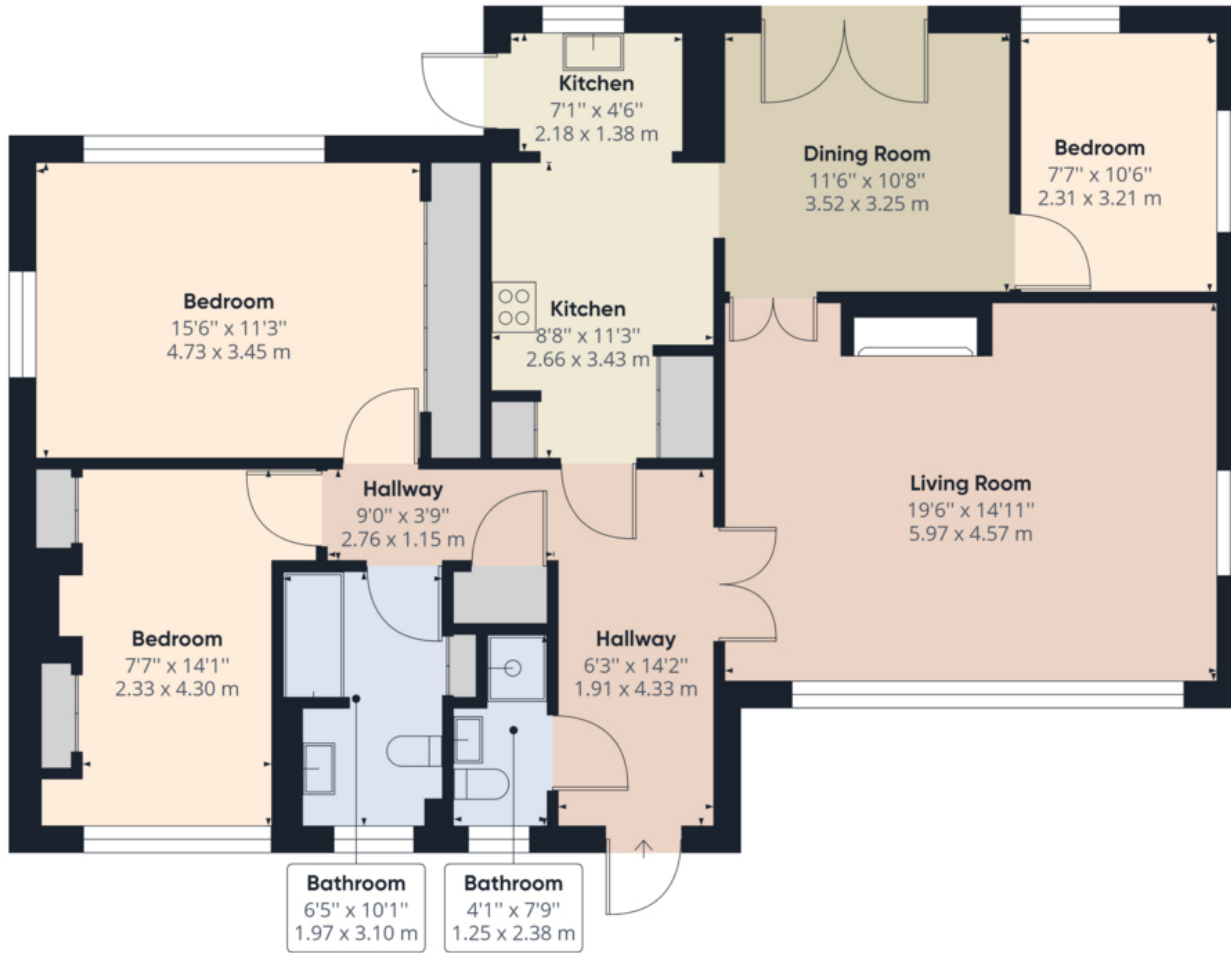
Additional Information:

Services: Oil heating, electric, mains water, and private sewage system.





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LIFT YOURS

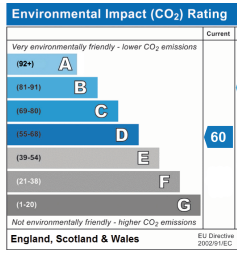
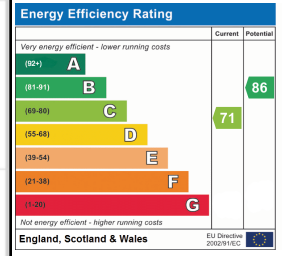


Approximate total area⁽¹⁾
 1194.18 ft²
 110.94 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Tenure Type: Freehold
 Council Tax Band:
 Council Authority:

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