



PAUL STRIPP
ESTATE AGENT PERSONAL SERVICE
EAST SUSSEX

Virgins Lane, Battle, TN33

£490,000

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Nestled near shops & the train station, this home offers a spacious living room with a bright dining area with patio access, a modern kitchen, and a large patio, lawn area and a separate wild flower garden. Driveway and garage.



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EAST SURREY

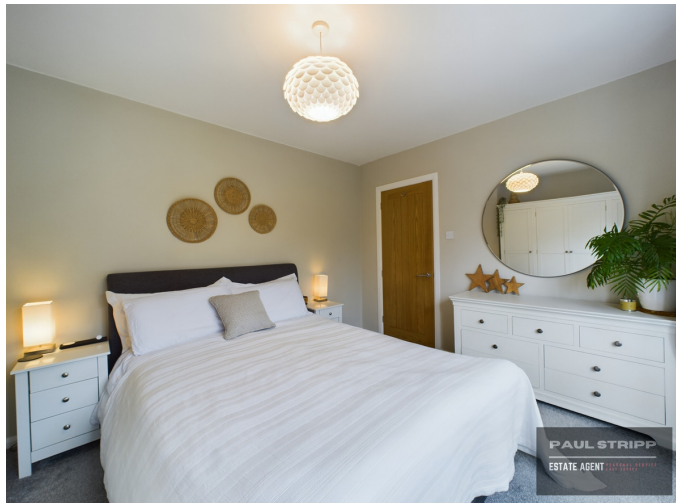
Key Features

- Close proximity to local shops, amenities, and train station for convenience and accessibility.
- Spacious living room flooded with light from the front aspect windows and dining room doors
- Bright dining area with direct access to a meticulously designed patio, ideal for entertaining
- Modern kitchen equipped with new appliances, including a newly fitted oven and gas hob
- Expansive garden featuring a large lawn and a separate wild garden area for nature lovers
- Equipped garage with power, adding functionality and storage options
- Downstairs cloakroom fully tiled
- Four well-appointed bedrooms, including a light-filled master bedroom with a bay window
- Comprehensive bathroom with two-tone tiles, a deep bath, and a walk-in shower
- Driveway





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THAT SURELY



This four-bedroom semi-detached home, located in Battle, combines practical living with access to local conveniences. Situated on a popular road, the property is a short walk from local shops, amenities, and the train station, making it ideally positioned for easy access to essential services.



The hallway, with wooden effect laminate flooring, extends throughout the downstairs, leading to the living room, kitchen, and a downstairs bathroom. A sizable storage cupboard under the stairs offers additional storage options.

The living room features a wooden effect laminate floor with, centered around an electric feature fireplace. The dining area benefits from natural light through UPVC doors that lead to the patio. Equipped with three radiators and double-glazed windows facing the front, the space is designed for comfort.

The kitchen is laid out with a wood-effect worktop, white sink, and a variety of white units and drawers. The floor and walls are tiled, complementing the newly installed oven and gas hob. It also includes plumbing for a washing machine, an integrated dishwasher, and space for a fridge and freezer. Windows overlook the patio and garden, providing a pleasant view.

A downstairs cloakroom, fully tiled, features a sink, WC, and radiator, along with space for jackets.

Upstairs, the landing opens to four bedrooms and a bathroom.

The master bedroom is spacious and light-filled, thanks to a bay window.

The second bedroom a good size double offers views over the garden.

The third bedroom, suitable as a single room or office, also overlooks the garden.

The fourth bedroom on the front aspect, is a double.

The bathroom includes two-tone tiles, fully tiled walls, a deep bath, walk-in shower, WC, and sink.

Externally, the property boasts a large patio leading to a lawn and a wild garden area, along with a garage with power, a front garden, and a driveway.

Overall, this home is a well-positioned, comfortable residence ideal for those looking for convenient access to Battle's amenities.





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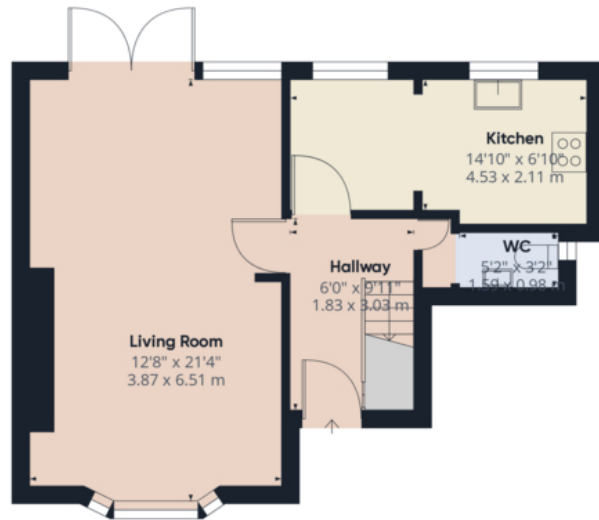


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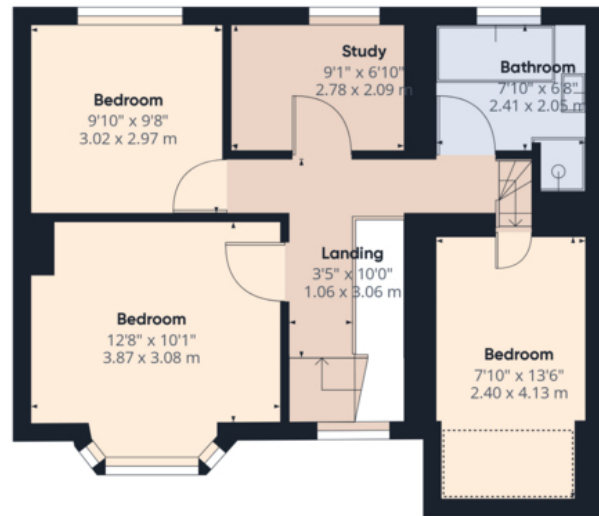


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Floor 0



Floor 1



Approximate total area⁽¹⁾

992.43 ft²
92.2 m²

Reduced headroom

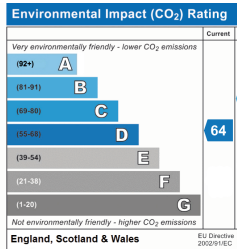
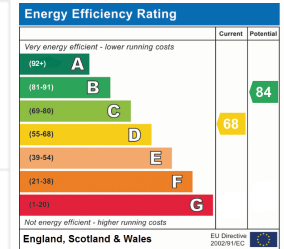
23.95 ft²
2.23 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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:

