



Picardy Close, Battle, TN33

£325,000

 2  1  2  778 sq ft

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Looking for your first home? Chain free in a central location with a driveway for two cars, garage and a good size garden. Bathroom and kitchen that have been finished to a great spec. Walking distance to train station and amenities. Gas central heating and double glazed throughout.

The ground floor consists of a hallway leading to the living room and kitchen. The kitchen is equipped with essential units, an integrated oven, and French doors that open onto a patio area. Storage solutions are also provided with cupboards under the stairs and housing for the boiler, ensuring you have ample space for household items.

Upstairs, you'll find two bedrooms, one of which includes built-in storage. The bathroom is partially tiled and features a shower over the bath. An airing cupboard and loft space are accessible from the landing, providing further storage options for your belongings.

The garden includes a patio area and lawn with various shrubs, creating a pleasant outdoor space to enjoy. The garage has been partially divided but can be easily restored to its original use if needed. The property is within walking distance of Battle Train Station, making it convenient for commuters, and close to local shops and amenities.

Battle offers educational facilities such as Battle & Langton Church of England Primary School and Claverham Community College, both well-regarded in the area. The town also has parks, green spaces, and historical landmarks like Battle Abbey, providing plenty of recreational opportunities for residents.



- Chain free
- Garage
- Driveway for two vehicles
- Two double bedrooms
- Good size living room
- French doors from the kitchen
- Kitchen and bathroom both with good finishes
- Gas central heating
- Double glazed
- Walking distance to schools, train station and shops



