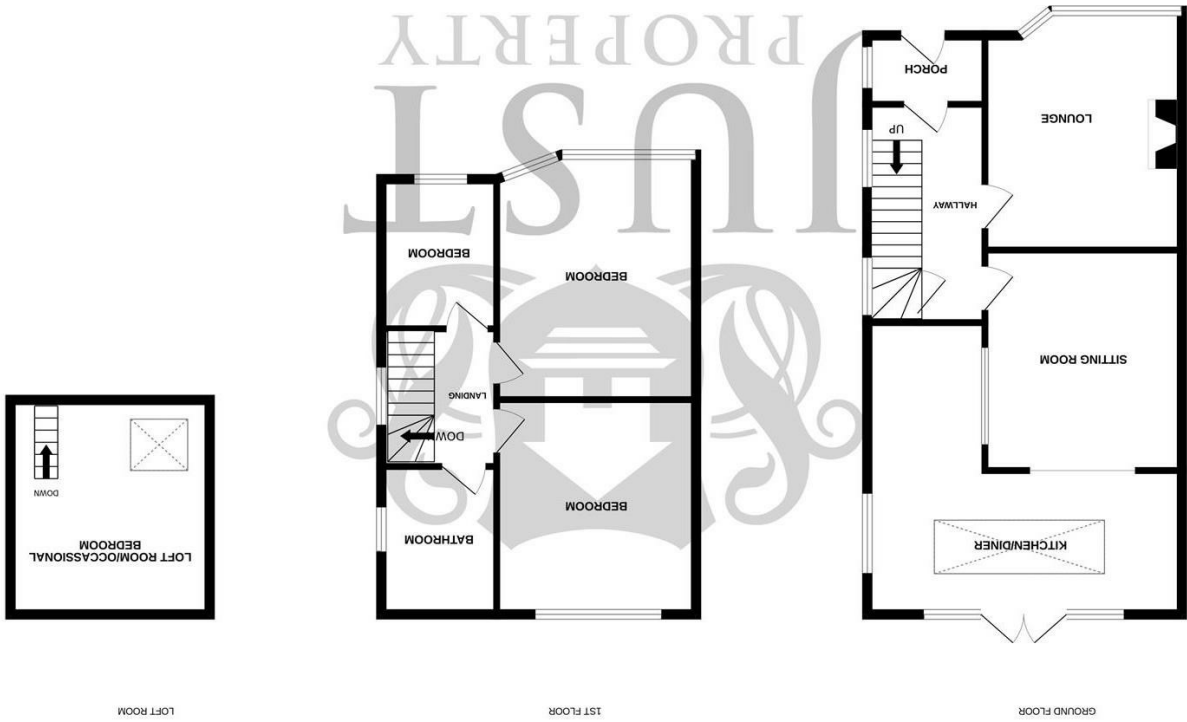




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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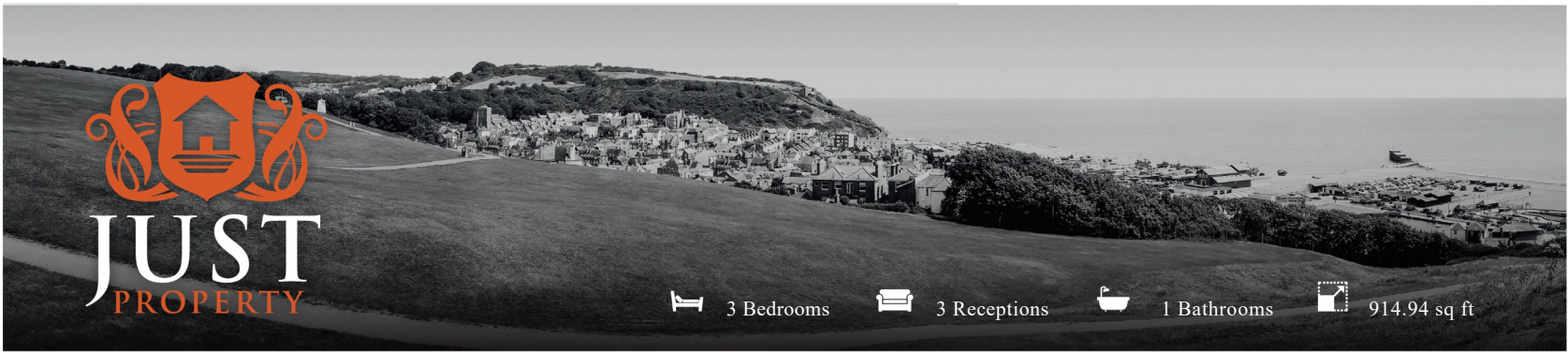
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	60	85
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



FLOORPLANS

268 Battle Road, St. Leonards-On-Sea, TN37 7BA

www.justproperty.net



3 Bedrooms 3 Receptions 1 Bathrooms 914.94 sq ft

268 Battle Road, St. Leonards-On-Sea, TN37 7BA

Freehold

£350,000





Freehold

£350,000

3 Bedrooms 3 Receptions 1 Bathrooms 914.94 sq ft

PROPERTY DETAILS

Situated in the ever-popular Battle Road, this wonderfully presented 1930s three-bedroom semi-detached home offers spacious and versatile living in a location prized for its proximity to highly regarded local schools, excellent amenities, and just a short drive to the seafront.

From the moment you step into the generous entrance hall, the sense of space and character is immediately apparent. The ground floor boasts three separate reception rooms, offering fantastic flexibility for modern family life. The front-facing lounge features a charming open fire and large windows that flood the space with natural light. Continuing through the ground floor, there is a cosy sitting room ideal for relaxing evenings.

The heart of the home is the impressive kitchen/diner, fitted with a skylight and patio doors that open seamlessly onto the rear garden. This bright, open-plan space is perfect for entertaining or family meals and offers direct access to the beautifully maintained garden, a true sun trap with a variety of mature shrubs and tranquil seating areas.

Additional ground floor features include under-stair storage which cleverly doubles as a utility area, making excellent use of space.

Upstairs, a generous landing leads to three well-proportioned bedrooms, including a principal bedroom with fitted storage and a pull-down ladder accessing a versatile loft room—ideal as an occasional bedroom, home office, or additional storage. A well-appointed family bathroom with bath & separate shower completes the first floor.

Externally, the property also benefits from a front garden and a private driveway offering off-road parking.

Offering a rare blend of charm, space, and practicality in a highly desirable location, this is a home not to be missed. To arrange access please contact sole agents, Just Property.



ROOM DIMENSIONS

Entrance Porch	Bedroom
Entrance Hall	14'2" x 11'5" (4.32m x 3.49m)
Lounge	Bedroom
14'1" x 11'4" (4.31m x 3.47m)	6'3" x 8'3" (1.92m x 2.53m)
Sitting Room	Ladder To Loft Room
12'5" x 11'5" (3.79m x 3.48m)	Loft Room/Occasional Bedroom
Kitchen/Diner	9'2" x 11'6" (2.81m x 3.53m)
21'10" x 16'5" (6.66m x 5.02m)	Rear Garden
Understair Storage	Front Garden & Driveway
Stairs To First Floor	
Landing	
Family Bathroom	
Bedroom	
12'6" x 9'8" (3.82m x 2.95m)	
Fitted Wardrobes	

FEATURES

- Exceptionally Presented Semi-Detached Home
- Three Bedrooms
- Sun Trap Rear Garden
- Sought After Residential Location
- Nearby Highly Regarded Schools & Amenities
- Versatile Loft Room
- Lounge With Open Fire
- Well Proportioned Throughout
- Gas Central Heating & UPVC Double Glazing
- Council Tax Band



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.