



**337 Battle Road,  
St. Leonards-On-Sea, TN37 7BE  
Offers In The Region Of £220,000**

**IDEAL RENOVATION PROJECT** - Nestled on Battle Road, this charming mid-terraced house presents an excellent opportunity for those seeking a project to get stuck into. The property boasts a welcoming open plan lounge and dining area, perfect for both relaxation and entertaining, with direct access to a private low-maintenance garden at the rear. The fitted kitchen is located to the rear aspect with access out to the rear garden. Upstairs, you will find two inviting bedrooms, ideal for restful nights, along with a family bathroom that caters to all your needs. One of the standout features of this property is the off-road parking available at the front, providing added convenience in this bustling area. The location is particularly advantageous, with local amenities and recreational facilities just a stone's throw away, as well as regular bus services that offer easy access to Hastings town centre. This mid-terraced home is not only practical but also offers a wonderful lifestyle in a community-oriented neighbourhood. Viewing is highly recommended to fully appreciate the charm and potential of this delightful property.







Floor 0



Floor 1

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Approximate total area<sup>(1)</sup>  
839.27 ft<sup>2</sup>  
77.97 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 81                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
|   | 62      |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) A   |         |                            |
| (81-91) B   |         |                            |
| (69-80) C   |         |                            |
| (55-68) D   |         |                            |
| (39-54) E   |         |                            |
| (21-38) F   |         |                            |
| (1-20) G  |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales   |         | EU Directive<br>2002/91/EC |



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