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Firtree Cottage The Street, Battle, TN33 0QD

FLOORPLANS



3 Bedrooms 2 Receptions 2 Bathrooms sq ft

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£525,000





Freehold

£525,000



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PROPERTY DETAILS

Set in the heart of a quintessential Sussex village, this charming Grade II listed property, dating back to 1737, is set back from the village green and accessed via a beautifully maintained front garden. This stunning period home boasts a wealth of original features, including exposed beams (which reduce headroom in places), inglenook fireplaces, stone flooring, and wooden latch doors.

The ground floor offers a spacious sitting room with an inglenook fireplace, a light and airy dual-aspect dining room, a well-appointed kitchen, a utility/boot room, and a cellar. On the first floor, accessed via two separate staircases, you'll find two double bedrooms, a single bedroom, two bathrooms (including a lovely walk-in shower), and an attic/occasional guest room.

Outside, the property is surrounded by delightful, well-maintained gardens, including a part-walled private rear garden—an ideal space for alfresco dining—as well as off-street parking.

Conveniently located within walking distance of the village shop, pub, village hall, doctor's surgery, and an excellent school, this property is also just a short drive from the bustling market town of Battle, which has a mainline station offering services to London Charing Cross.

The property is approached via a pea-shingle driveway, with gated access to a path leading through the front garden and up to a wooden and glazed front door.

W3W Location – ///depending.uptake.crowds



ROOM DIMENSIONS

Front Door	Bathroom
Entrance Hall	Stairs to Loft Space
Living Room 12'4" x 17'3" (3.76m x 5.26m)	Second Staircase to Landing
Dining Room 12'2" x 9'3" (3.73m x 2.84m)	Bedroom 9'8" x 12'2" (2.95m x 3.71m)
Kitchen 25'1" x 12'4" (7.65m x 3.76m)	Bathroom 8'5" x 4'9" (2.57m x 1.47m)
Utility Room	Stairs to
Cellar 11'3" x 14'11" (3.45m x 4.57m)	Loft Room/ Occasional Bedroom 10'9" x 8'7" (3.28m x 2.64m)
Stairs to Landing	Front & Rear Gardens
Bedroom 9'6" x 11'3" (2.92m x 3.45m)	Off-Road Parking for Two Vehicles
Bedroom 6'11" x 6'0" (2.13m x 1.83m)	

FEATURES

- Detached Character Home
- 3/4 Bedrooms
- Large Kitchen
- Two Bathrooms
- Two Reception Rooms
- Sought After Village Location
- Off Road Parking for Two Vehicles
- Cellar



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.