



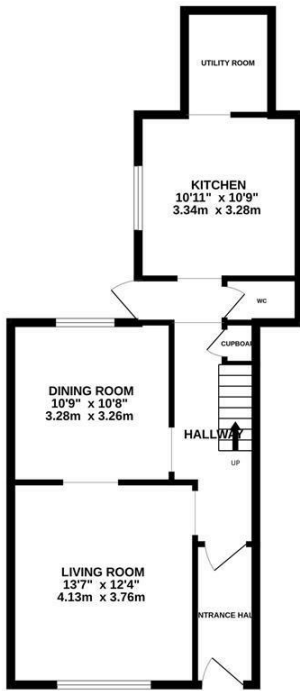
St. Marys Terrace, Battle TN33 0BU

Offers in excess of £400,000

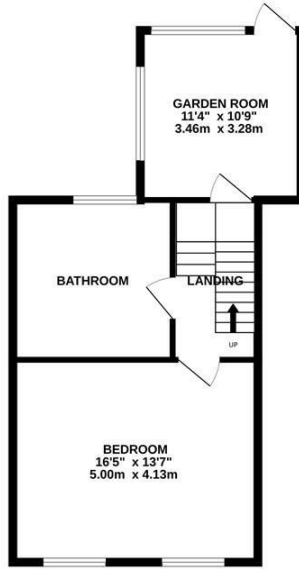


A beautifully presented three bedroom, THREE STOREY TERRACED HOUSE situated in a sought after location just a short walk from Battle High Street and mainline railway station. It is enviably placed within the SCHOOL CATCHMENT AREA for Claverham Community College and Battle & Langton Primary School. The accommodation here enjoys a WEALTH OF CHARACTER FEATURES including feature fireplaces and wooden floorboards flowing throughout. The ground floor is arranged as a BRIGHT LIVING SPACE which leads through to the dining room to create the ideal sociable setting while the STYLISH FITTED KITCHEN is positioned at the rear of the property providing ample storage and worktop space. There is also an additional utility room and a DOWNSTAIRS CLOAKROOM on this floor. The first floor houses one well proportioned bedroom measuring an impressive 16'5 x 13'7 and a sizeable family bathroom where there is a FREESTANDING, ROLL TOP BATH and a separate shower enclosure while the further two double bedrooms can be found on the upper floor. There is also an additional GARDEN ROOM on the first floor which offers access to the

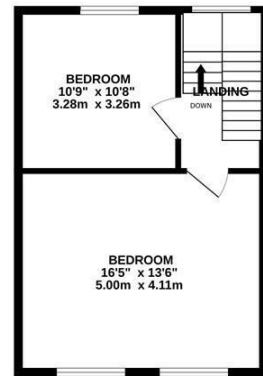
GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 1506 sq.ft. (139.9 sq.m.) approx.

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, omission or mis-statement. 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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