



Battle Gates

Battle, East Sussex, TN33 0JD

Guide price £475,000 - £500,000 Freehold

**Wyatt
Hughes**

BATTLE GATES, BATTLE, EAST SUSSEX, TN33 0JD

GUIDE PRICE £475,000 - £500,000

A well-presented and thoughtfully extended three/bedroom detached family home, situated in a popular residential position in Battle, East Sussex, within easy reach of local amenities, schools and mainline transport links.

The property has been improved by the current owners and now offers a spacious and versatile layout, ideally suited to modern family living. The standout feature is the extended kitchen, creating a bright and contemporary space fitted with a range of sleek units, integrated appliances and ample worktop space, complemented by a separate utility room providing additional storage and practicality.

To the rear, a generous living/dining room spans the width of the property, offering an excellent entertaining space with direct access into a conservatory, which in turn opens onto the garden, allowing for a natural flow between indoor and outdoor living.

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom benefiting from an en-suite shower room, alongside a modern family bathroom. The accommodation is well balanced and ideal for families or those looking to upsize within the area.

Externally, the property enjoys a private rear garden, mainly laid to lawn with patio seating areas, perfect for outdoor dining and entertaining. To the front, there is off-road parking and a driveway leading to the property.

Battle is a highly sought-after market town, offering a range of independent shops, cafes and restaurants, as well as excellent schooling options and a mainline station providing access to London.

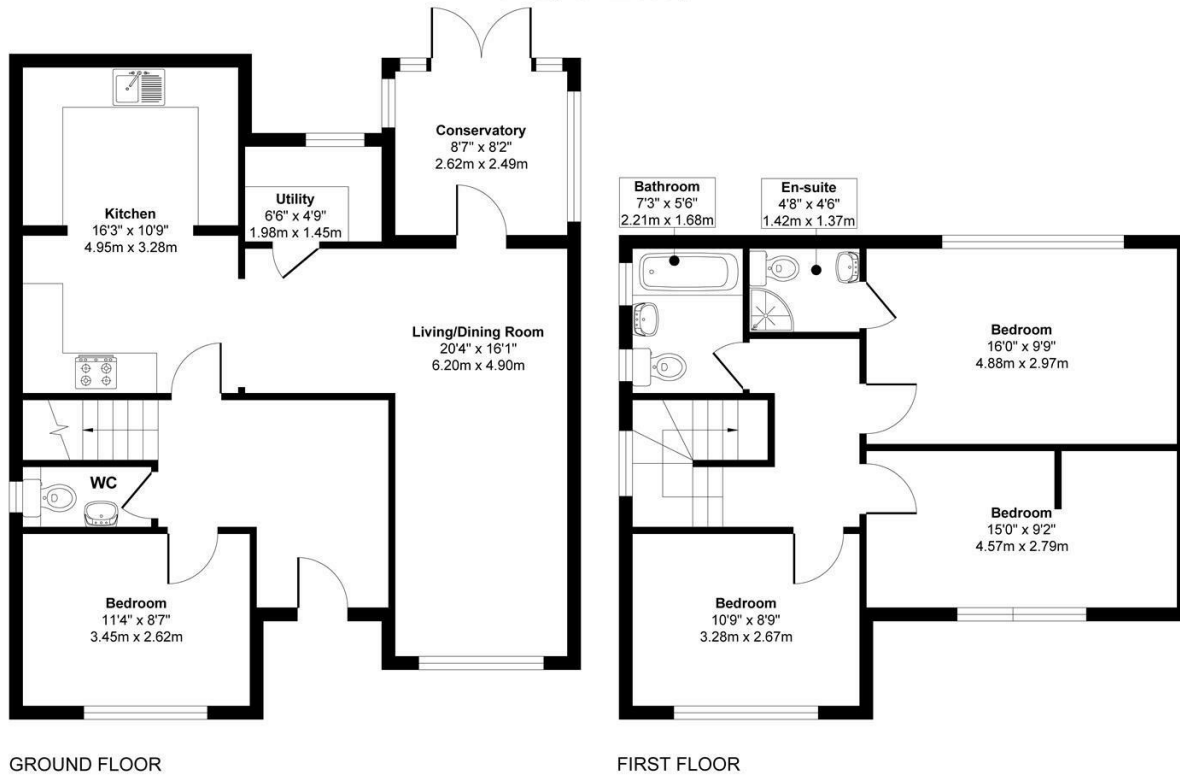
An excellent opportunity to acquire a detached home in a desirable location, offering modern living space with scope to further enhance if required.

- Claverham Catchment Area • Three Bed Detached • Driveway & Garage • Front & Rear Gardens • Conservatory • Ensuite Shower • Utility Room • Double Glazing • Mains - Electric, Gas & Water • Council Tax - Rother Band E



Battle Gates

Approximate Gross Internal Floor Area
1317 sq. ft / 122.35 sq. m



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Energy Efficiency Rating		Current	Potential
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			
		63	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Wyatt Hughes

