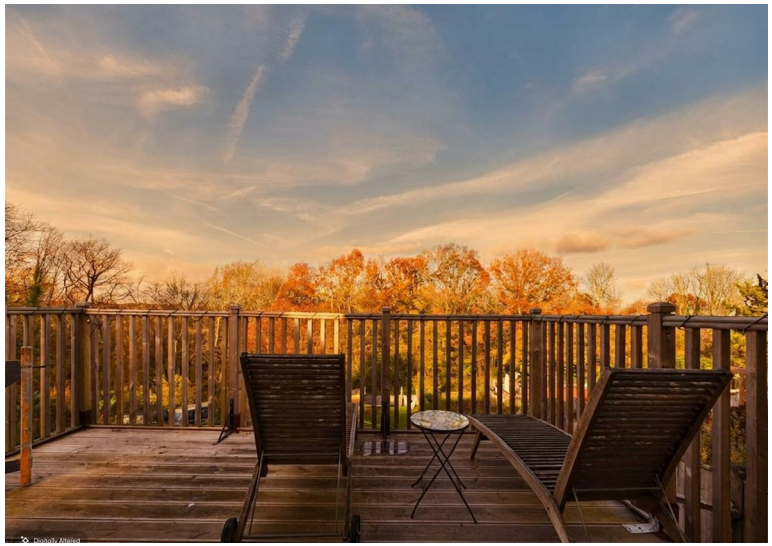


22 Vale Road, Battle, East Sussx TN33 0HE
Offers In Excess Of £425,000 Freehold

Tucked away on a quiet no through road in the heart of Battle, this extended three bedroom semi detached home looks out across the Beech Estate to open fields and trees, a view best enjoyed from the raised decking terrace with a morning coffee or an evening meal as the weather rolls in. Light floods the entrance porch and the generous hallway beyond, where wooden floorboards run through the ground floor. The modern fitted kitchen/diner opens into the heart of the home, with a separate utility/office and a downstairs bathroom with tiled floor and part tiled walls. The living room is a peaceful, welcoming space, with a biofuel stove, two rooflight windows and French doors opening onto the terrace. Steps lead down to a beautifully landscaped garden, with a slabbed terrace for sitting out, lawns stretching towards the shed and hammock posts at the bottom, and a wide side area with gated access to the front. A storage area beneath the house offers scope to convert or extend, subject to the necessary permissions. Upstairs are three bedrooms. The principal is a generous double with fitted wardrobes, the second is another double with built in wardrobes and lovely views over the garden and Beech Estate, and the third also enjoys the outlook. Off road parking completes the picture. Lovingly improved by the current owners, the home is light, airy and wonderfully private, surrounded by greenery yet a short walk from Claverham Community College, the historic High Street, well regarded GP and dental surgeries, Battle mainline station, and the countryside and woodland walks and well equipped recreation grounds that make Battle so special.





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Floor 0



Floor 1



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Approximate total area(1)

83.4 m²

897 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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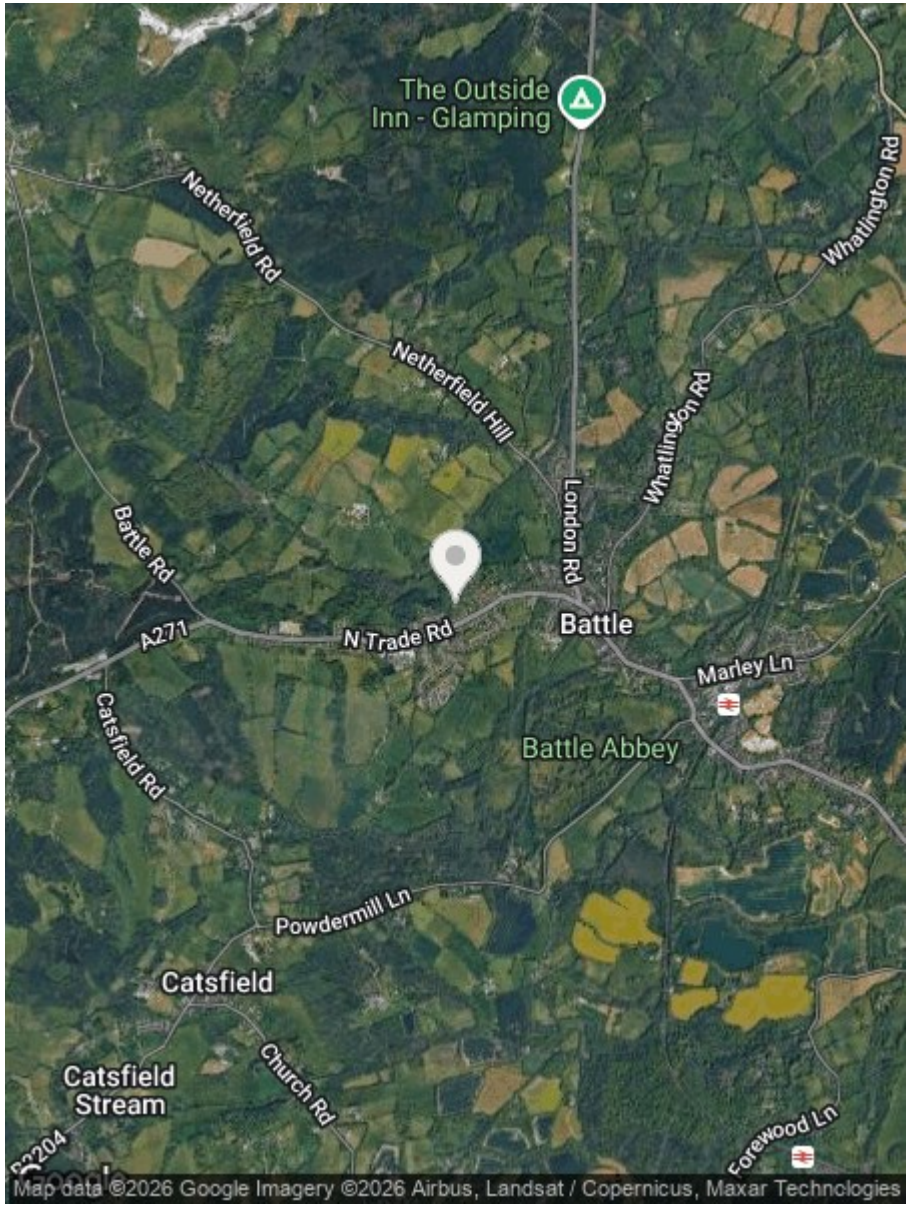

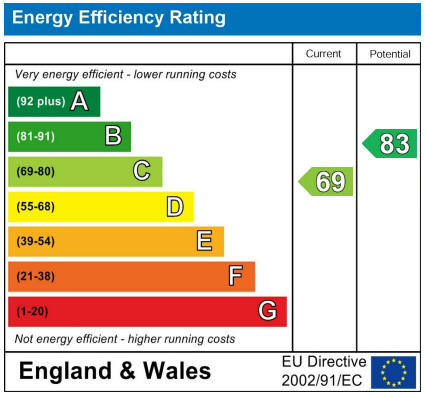

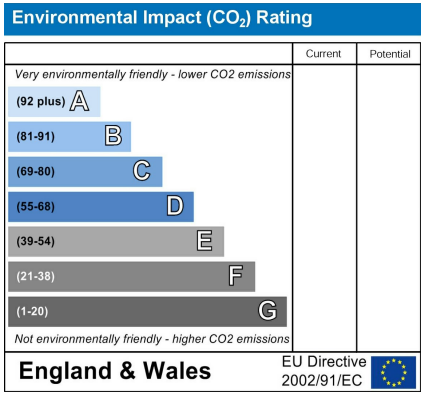

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk