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**Norton Tollgate Road, Battle, TN33 0RH**  
**Guide Price £600,000 - £650,000 Freehold**

\*\*GUIDE PRICE £600,000-£650,000\*\*

This well-proportioned three bedroom detached home sits in the heart of Sedlescombe and offers a charming blend of space, versatility and village living. Set back from the road, the property boasts front and rear gardens, a generous driveway for multiple vehicles, and a large detached garage with adjoining workshop. The workshop provides excellent scope for a hobby room, home studio or potential annexe conversion, subject to the necessary permissions. Inside, the layout is both practical and flexible. The main bedroom features built-in storage and direct access to a private decked area, while a further double bedroom also benefits from fitted storage. The top-floor bedroom is full of character, with under-eaves cupboards, exposed beams and twin Velux windows. A ground-floor room offers useful versatility as a study, snug or occasional bedroom. The bright living room opens onto a decorative patio, creating an inviting indoor-outdoor flow ideal for entertaining or relaxing. The kitchen/diner offers a good range of cupboards, ample worktop space, dual-aspect windows and space for appliances. A family bathroom and additional WC complete the accommodation. Externally, the decked area off the main bedroom provides a private space for outdoor relaxation, while the patio extends the living area from the lounge. The gardens offer plenty of room for planting, play or simply enjoying the peaceful surroundings. Conveniently located within walking distance of village amenities, woodland walks and the well-regarded Sedlescombe Primary School, the property also enjoys easy access to the A21, mainline stations at Battle and Robertsbridge, and the coast just a short drive away.



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Approximate total area<sup>(1)</sup>

123.7 m<sup>2</sup>  
1332 ft<sup>2</sup>

Reduced headroom

2.2 m<sup>2</sup>  
23 ft<sup>2</sup>



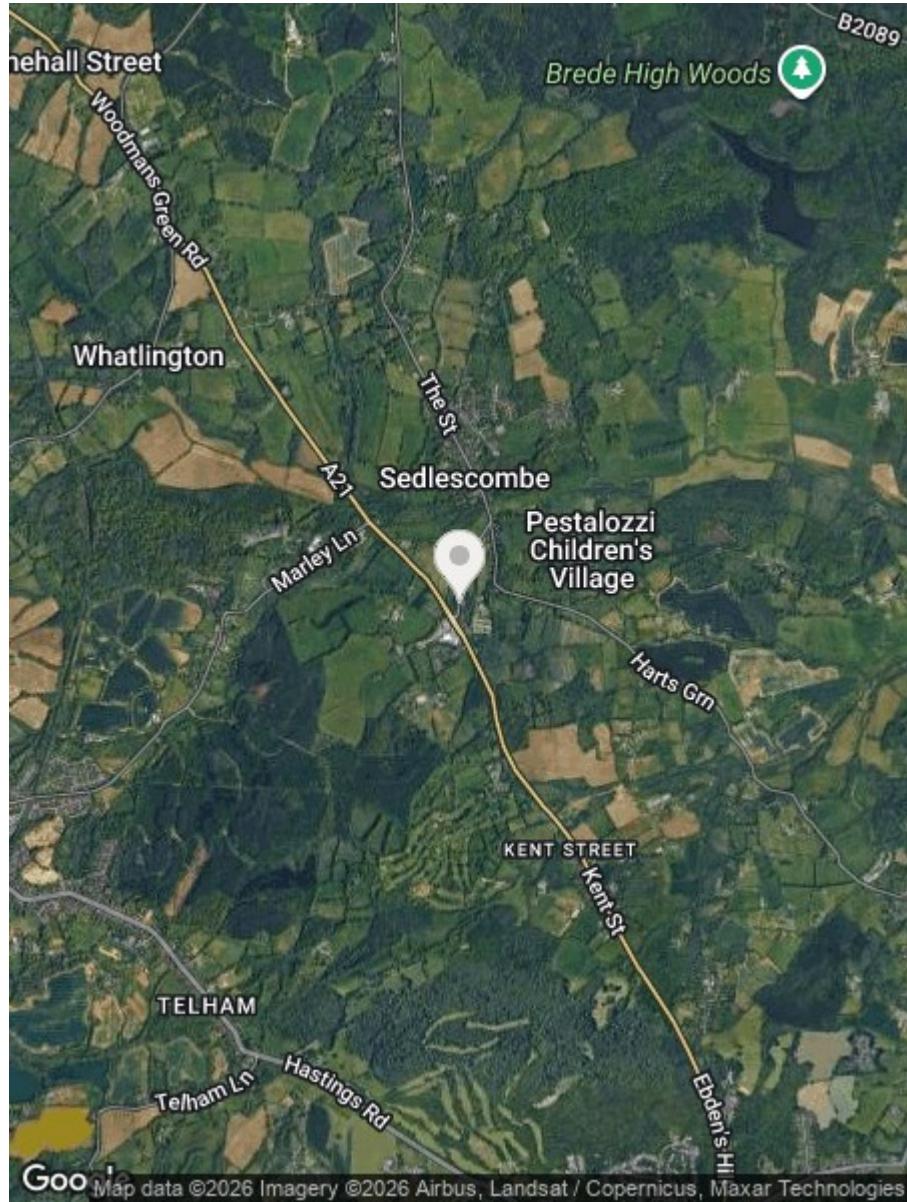
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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**Residential Estate Agents  
Lettings & Property Management**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	
(81-91) B	64	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 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 2002/91/EC		

Council Tax Band - D

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.

Important Notice:

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