

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Battle Road, Punnetts Town, TN21 9DS

- ▼ 3 Bedroom Character Property
- ▼ Generous Garden & Office Pod
- ▼ Gated Driveway
- ▼ Village Location
- ▼ Open Fire & Log Burner
- ▼ Bright & Spacious Throughout



### EPC RATING

Current:  
52 E

Potential:  
74 | C

£425,000 - £450,000



## Battle Road, Punnetts Town, TN21 9DS

We are delighted to bring to the market this charming, 3 bedroom semi-detached character home situated in the sought-after village of Punnetts Town, ideally located within walking distance of the local primary school and recreation ground. This bright and airy home offers well-proportioned accommodation across two floors. The ground floor comprises of an entrance hallway, which features a welcoming lounge with an attractive open fireplace, creating a cosy yet elegant living space, while the adjoining dining room benefits from a characterful log burner, perfect for both everyday living and entertaining. There is also an understairs storage cupboard. The kitchen is practical in design, offering generous worktop space and ample cupboard storage, making it well-suited for day-to-day use. An outside store, adjoined to the house, provides excellent additional storage. Upstairs, the property offers three bedrooms. The principal bedroom is a particularly good-sized double room, further benefiting from a range of built-in wardrobes providing excellent storage. The second bedroom is a comfortable double, while the third bedroom is ideal as a child's room, nursery, or home office. A family bathroom completes the first-floor accommodation. The property retains a wealth of character features throughout, enhancing its warm and inviting feel. Externally, the home is approached via a gated driveway, providing off-road parking. To the rear, the property boasts a very generous sunny garden, featuring a large patio area ideal for outdoor dining, along with a flat lawn, perfect for children or keen gardeners. There is also the added benefit of an office pod located at the end of the garden, ideal for anyone working from home. The garden enjoys a gorgeous open outlook, adding to the sense of space and tranquillity.

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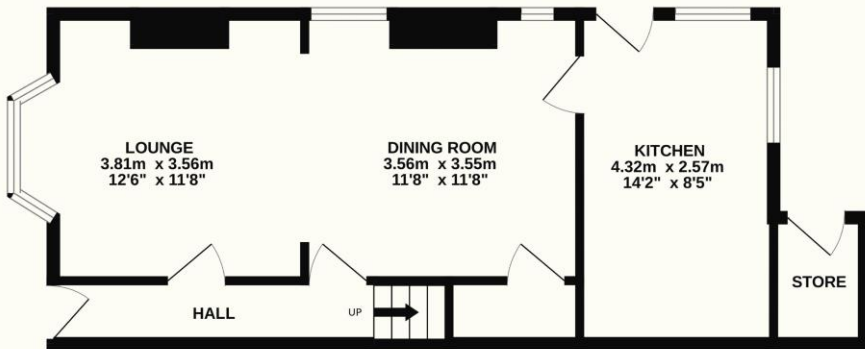
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The Property  
Ombudsman

The Property  
Ombudsman  
LETTINGS



GROUND FLOOR  
45.0 sq.m. (484 sq.ft.) approx.



1ST FLOOR  
42.1 sq.m. (453 sq.ft.) approx.



TOTAL FLOOR AREA : 87.1 sq.m. (937 sq.ft.) 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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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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