



7 Lower Lake, Battle

£315,000 Freehold

A charming three-bedroom cottage set within the heart of historic Battle, combining character features with modern touches, a private rear garden with direct access to Marley Lane, and a layout well suited to both full-time living or a countryside retreat.



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 Battle,
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The ground floor is arranged around two reception spaces, creating a natural flow for both everyday living and entertaining. The sitting room provides a cosy retreat, while the dining room is a particularly inviting space, centred around a fireplace and finished with Blackstone terracotta tiled flooring. An under-stairs cupboard adds useful storage without compromising the room.

To the rear, the kitchen has been thoughtfully updated with a range of white units and drawers, complemented by a ceramic double sink and oak engineered flooring. Dual aspect windows allow natural light to flow through the space, while integrated and freestanding appliance space—including a gas hob, dishwasher, washing machine and fridge-freezer—ensure it remains highly functional.

The first floor offers a well-proportioned double bedroom to the front, where a feature fireplace and soft neutral tones create a calm and characterful space. From the landing, which benefits from natural light via a window, there is access to a further bedroom overlooking the garden, along with a modern bathroom. The bathroom is well appointed with a bath, separate walk-in shower with rainfall head, vanity unit, spotlights and a heated towel radiator, providing both style and practicality. A cupboard housing the boiler also offers additional airing storage.

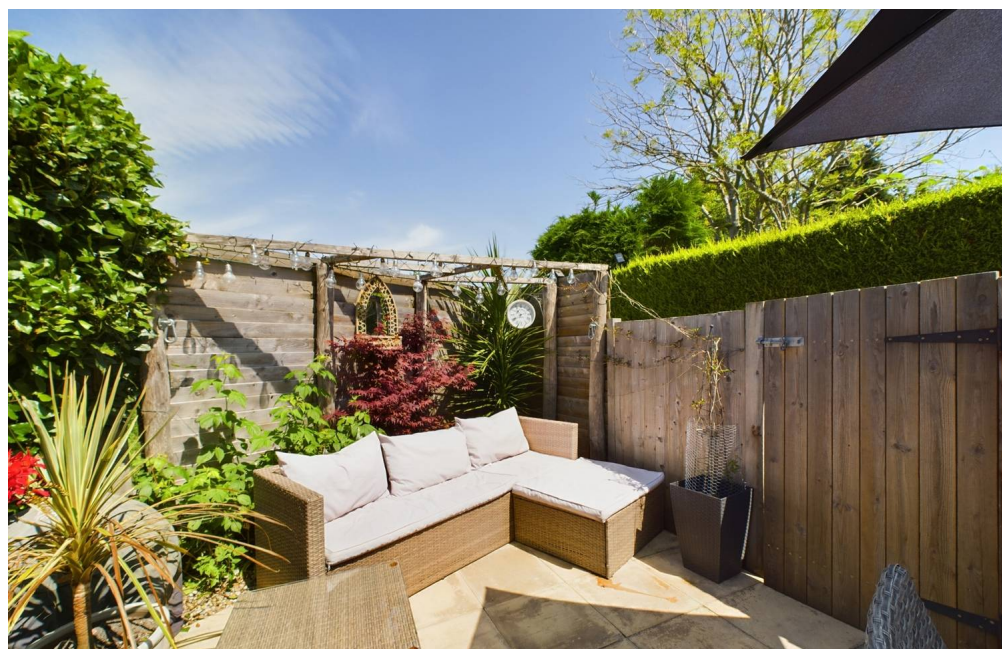
A staircase leads to the second floor, where the third bedroom provides a comfortable and private double room. With its own door and elevated position within the house, it works equally well as a principal bedroom, guest space or home office.

Outside, the rear garden offers a peaceful setting and, importantly, direct access onto Marley Lane—making it particularly appealing for those with dogs or those who enjoy easy access to nearby walks.

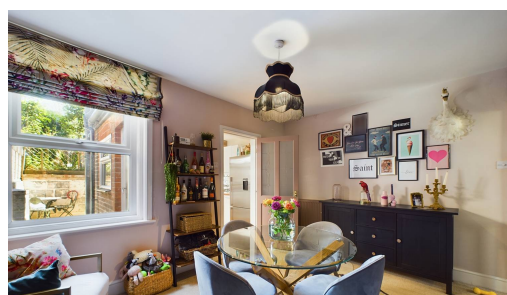
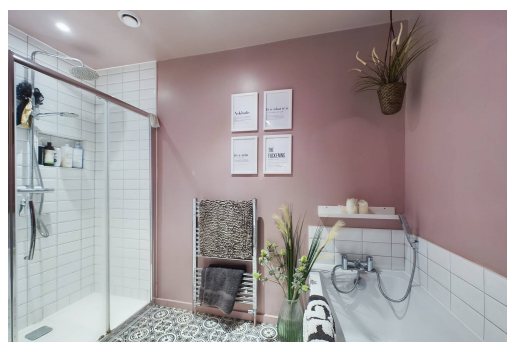
Overall, this is a home that successfully blends period charm with modern convenience, all set within one of East Sussex's most desirable and historic locations.

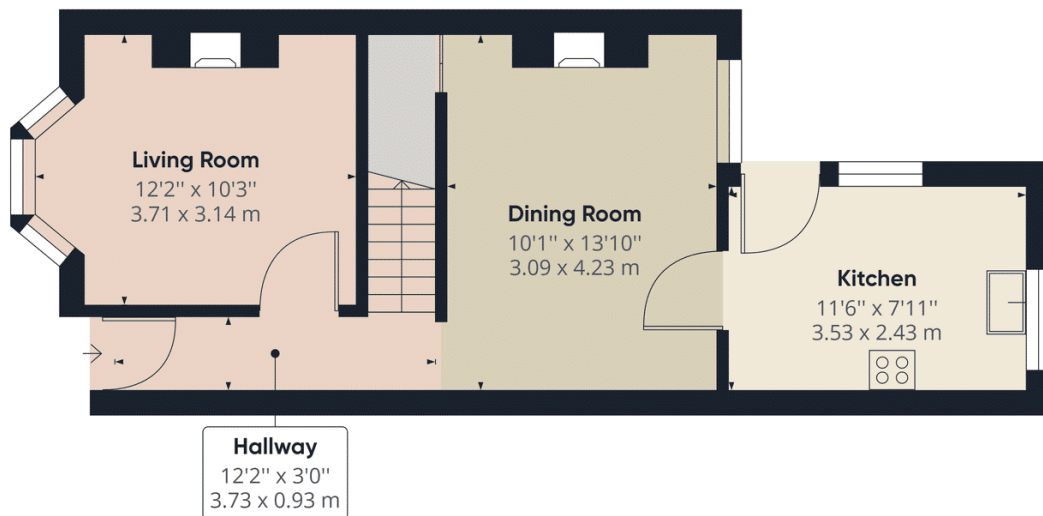


- Quaint three-bedroom cottage situated in the heart of historic Battle
- Direct access to Marley Lane from the back garden
- Cosy living room and separate dining room featuring a welcoming fireplace and Blackstone terracotta tiles
- Modern fitted kitchen boasting white units and drawers, a double ceramic sink, and oak engineered flooring
- Kitchen equipped with a built-in gas hob, integrated dishwasher, and space for a fridge-freezer and washing machine
- First double bedroom on the front aspect, showcasing light grey walls and a dark grey feature fireplace
- Second double bedroom overlooking the back garden
- Contemporary bathroom complete with a walk-in rainfall shower, WC vanity unit, and stainless steel tower radiator
- The third double bedroom offers privacy, accessible via its own staircase and complemented by a uPVC window
- The property has been finished to a high standard, seamlessly blending



Battle is a historic East Sussex market town, known for its characterful High Street, independent shops, and strong community feel. With well-regarded local schools, countryside walks on the doorstep, and direct rail links to London, it offers a balance of heritage, convenience, and everyday ease.





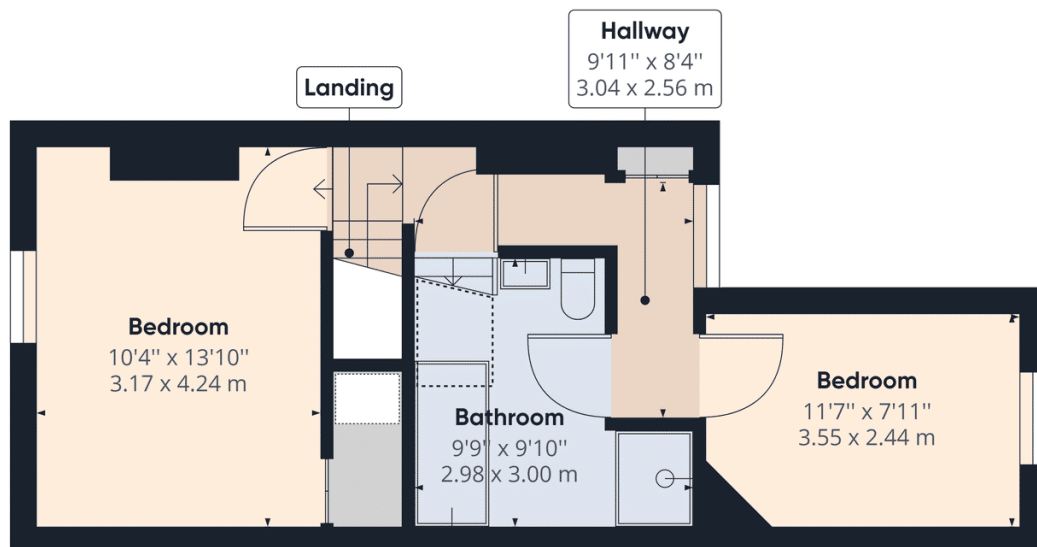
Approximate total area⁽¹⁾
415.12 ft²
38.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 0



Approximate total area⁽¹⁾
380.41 ft²
35.34 m²

Reduced headroom
11.84 ft²
1.10 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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GIRAFFE 360

Floor 1