

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Battle Road, Punnetts Town, TN21 9DS

- 3 Bedroom Semi-Detached
- Off Road Parking
- Garden & Patio
- Full Of Character
- Well Presented Throughout
- Two Bathrooms



### EPC RATING

Current:

64 | D

Potential:

71 | C

£375k - £400k



## Battle Road, Heathfield, TN21 9DS

We are delighted to present this exceptional and beautifully maintained 16th-century home, set in the highly sought-after Sussex village of Punnett's Town. Rich in history and full of character, this unique property seamlessly blends period charm with modern convenience, offering a rare opportunity for those seeking a peaceful village lifestyle with excellent access to local amenities and surrounding countryside. Ideally positioned in the heart of the village, the home is within easy walking distance of open fields and scenic routes, perfect for nature lovers and outdoor enthusiasts. The village itself enjoys a warm community feel and offers a well-regarded primary school, medical centre, and regular bus links to nearby towns including Heathfield and Hailsham. The property has been lovingly cared for and is presented in immaculate condition throughout. Inside, the home is full of character, featuring exposed beams, original features, and a cosy lounge with a log-burning stove. At the same time, modern comforts are thoughtfully integrated, including a stylish, well-equipped kitchen and two contemporary shower rooms, one of which is an en-suite. Upstairs, there are three generously sized double bedrooms, each with its own unique charm and an abundance of natural light. The layout is both practical and versatile, making it ideal for families, couples, or those seeking a tranquil retreat. A standout feature is the beautiful south-facing rear garden, offering stunning views across rolling countryside. The outdoor space includes a generous patio, perfect for entertaining or al fresco dining, alongside a well-maintained lawn bordered by established shrubs and planting. The ever-changing seasonal views provide a truly peaceful setting. Additional benefits include a shared driveway with off-road parking and easy access. The surrounding area offers excellent opportunities for walking, cycling, and enjoying the natural beauty of the Sussex countryside.

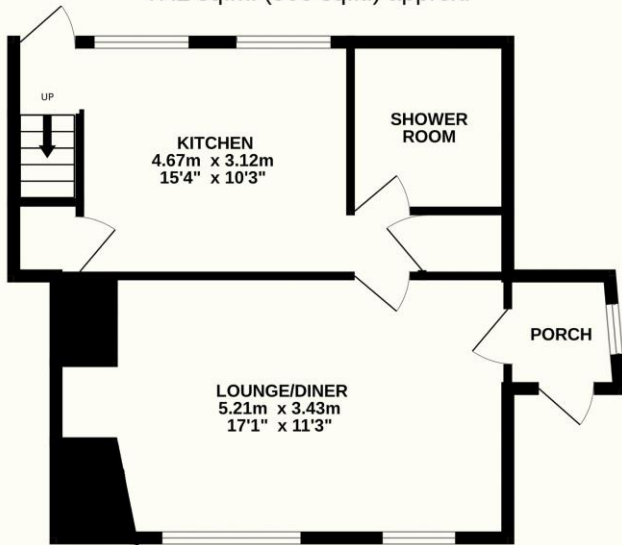
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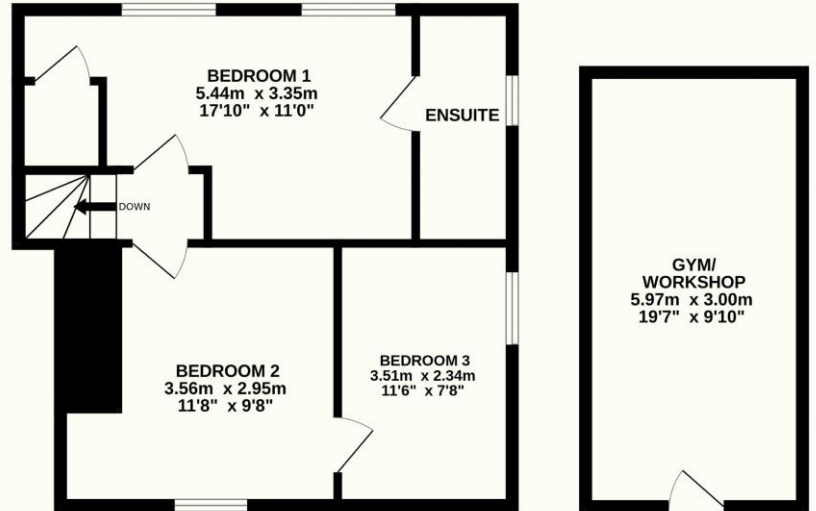




GROUND FLOOR  
47.2 sq.m. (508 sq.ft.) approx.



1ST FLOOR  
44.9 sq.m. (483 sq.ft.) approx.



TOTAL FLOOR AREA : 110.1 sq.m. (1185 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: D

MAINTENANCE/SERVICE CHARGE: N/A

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