



## 1 Swailes Cottages Battle Road, Staplecross

£275,000 Freehold

Guide Price- £275,000 - £300,000. Charming two-bedroom cottage with character features including an open fireplace, stylish navy shaker kitchen, valley views, driveway parking for two cars and a generous enclosed rear garden with lawn and two sheds.



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Step through the front door into a welcoming open-plan living and dining room, finished with a soft grey carpet that continues throughout both the ground and first floors. The living area enjoys views over the side of the property and centres around a charming open fire set within a brick surround, complete with a wooden mantelpiece, creating a cosy focal point to the room. Traditional single-glazed windows with secondary glazing allow plenty of natural light while maintaining the cottage character. Stairs descend into this room, adding to the home's characterful layout.

The space flows naturally through to the dining area and onward into the kitchen via a wooden cottage-style door. The kitchen is fitted with navy shaker-style wall and base units, complemented by warm wooden worktops and brass handles for a timeless finish. Laminate tile-effect flooring runs underfoot, while white brick-style tiled splashbacks add a fresh contrast. There is an integrated dishwasher, space for a washing machine, alongside a stainless steel sink, electric hob and oven. A single-glazed window with secondary glazing frames lovely views out across the garden.

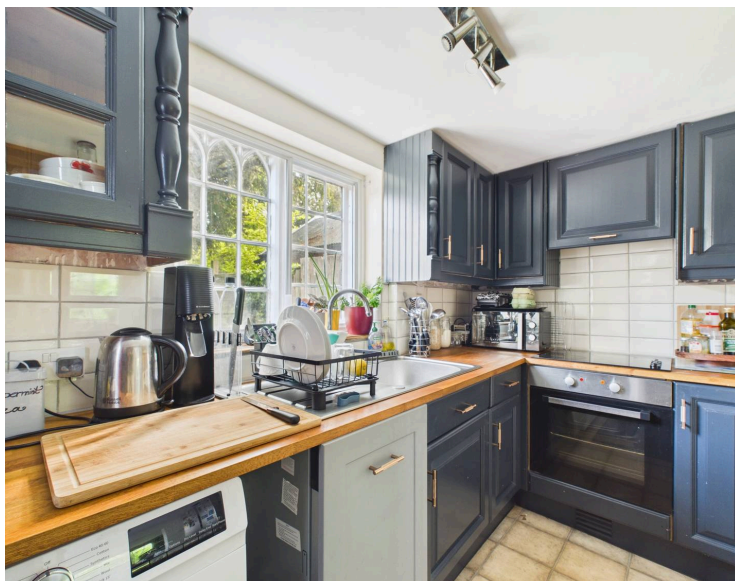
Upstairs, the first room is a small bedroom positioned at the top of the stairs, enjoying attractive views over the garden and across the valley beyond. Adjacent is a practical airing cupboard providing useful storage.

The bathroom features distressed wooden flooring and is fitted with a white bath with shower attachment and white tiled surround. An oval basin sits within a marble-topped vanity unit with chrome taps and storage below, accompanied by a white WC, creating a bright and stylish space.

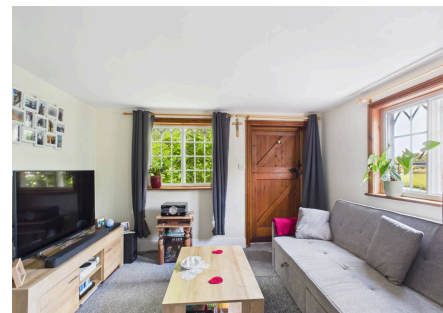
At the end of the landing is the generously sized master bedroom, with the grey carpeting continuing upstairs to create a cohesive feel throughout the home.

Outside, the property benefits from a gravel driveway providing parking for two vehicles. To the rear is a good-sized enclosed garden, bordered by fencing and hedging, with a spacious lawn and two useful sheds offering additional storage.

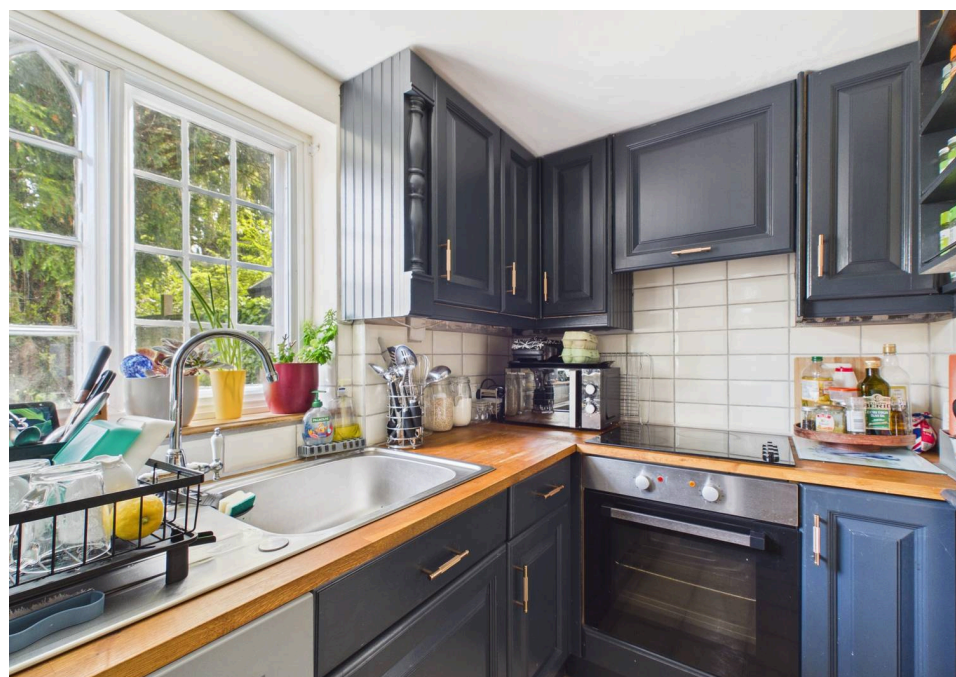
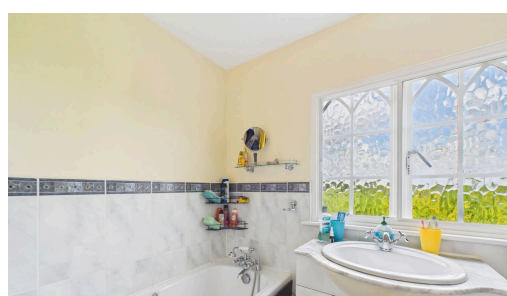
Grade 2 listed



- Charming two-bedroom cottage
- Character open fireplace with brick surround
- Open-plan living/dining room
- Stylish navy shaker-style kitchen
- Wooden worktops and brass fittings
- Valley and garden views
- Driveway parking for two cars
- Generous enclosed rear garden
- Chain free



Located in the village of Staplecross, Swailes Cottages enjoys a semi-rural setting surrounded by beautiful East Sussex countryside. The village offers a popular local pub, village hall and primary school, while the nearby towns of Battle and Robertsbridge provide a wider range of shops, cafés and mainline rail links to London. The area is well regarded for its scenic walks, rolling countryside and convenient access to the coast and surrounding market towns.





Floor 0 Building 1



Floor 1 Building 1

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

596 ft<sup>2</sup>  
55.4 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

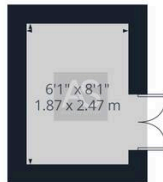
(1) Excluding balconies and terraces

Reduced headroom

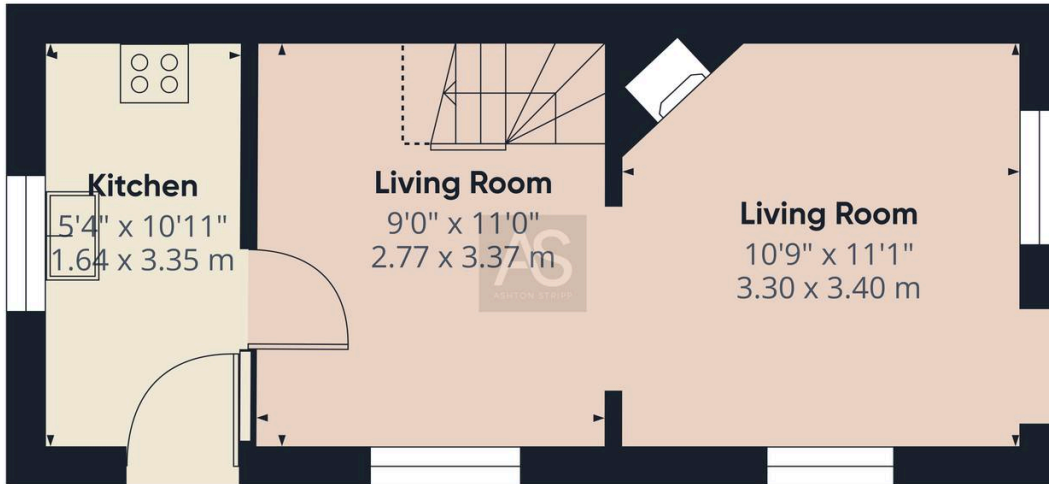
----- Below 5 R/1.5 m

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

GIRAFFE 360



Floor 0 Building 2



Floor 0 Building 1

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

275 ft<sup>2</sup>  
25.6 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 R/1.5 m

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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