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9, St. Marys Villas, Battle, TN33 0BY

Price £625,000

PCM Estate Agents are delighted to present to the market this rare and exciting opportunity to acquire a CHAIN-FREE FIVE/SIX BEDROOM SEMI-DETACHED VICTORIAN VILLA, enviably positioned within a quiet residential street in the historic town of Battle, just moments from Battle's mainline railway station, offering convenient links into Charing Cross, London.

Bursting with CHARACTER and showcasing the elegant proportions of the Victorian era, this handsome villa offers adaptable and generously arranged accommodation over four floors, with the added benefit of a DETACHED DOUBLE GARAGE, OFF ROAD PARKING and private FRONT AND REAR GARDENS. Whilst the property would benefit from sympathetic refurbishment, it presents the perfect canvas for those wishing to create a truly stunning family home tailored to their own vision and lifestyle.

To the ground floor a charming vestibule opens into a welcoming entrance hall, from which the main living spaces can be accessed. To the rear sits a BRIGHT LIVING ROOM with views onto the garden, flowing seamlessly into a COSY SNUG/ FAMILY ROOM. The kitchen, positioned to the rear, provides access out to the garden and also leads through to a FORMAL DINING ROOM with views onto the front garden, ideal for entertaining and relaxed family gatherings. To the lower floor there are TWO BEDROOMS, a bathroom and a UTILITY ROOM, making it ideal for multi-generational living, guest accommodation or even the creation of a home office suite.

Upstairs, the first floor offers a generous landing leading to an IMPRESSIVE MASTER BEDROOM complete with its own EN SUITE bathroom, TWO ADDITIONAL BEDROOMS and a well-proportioned family bathroom. Whilst to the second floor at the top of the house you will find a box room which connects to an additional room, alongside access to loft storage.

Outside, set back from the road behind ENCLOSED FRONT GARDENS, a side pathway leads to the REAR GARDEN, featuring patio areas and a section of lawn, ideal for outdoor dining, gardening or simply enjoying the peaceful surroundings. The DETACHED DOUBLE GARAGE and PARKING can also be found to the rear.

Situated just a short distance from Battle High Street with its array of shops, cafés, restaurants and amenities, this substantial Victorian villa offers the

perfect blend of convenience, character, and future potential.

Early viewing is highly recommended to fully appreciate the scale, charm and opportunity this property offers.

WOODEN FRONT DOOR

Opening into:

VESTIBULE

High ceilings, radiator, wooden partially glazed door opening into:

ENTRANCE HALL

Stairs to upper and lower floor accommodation, radiator, telephone point, coving to ceiling, window to side aspect, door to lounge and archway through to the kitchen.

LOUNGE

15'9 x 13' (4.80m x 3.96m)

High ceilings with cornicing, fireplace, bespoke fitted cabinetry either side of the chimney breast, double radiator, dado rail, window to rear aspect overlooking the garden, opening to:

SNUG

10'2 x 8'9 (3.10m x 2.67m)

Coving to ceiling, dado rail, radiator, sliding patio door to side elevation providing access to the garden, window to rear aspect overlooking the garden.

KITCHEN

17' max x 9'7 narrowing to 9'9 (5.18m max x 2.92m narrowing to 2.97m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for cooker, wall mounted boiler, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, part tiled walls, cornicing, window and door to rear aspect with views and access onto the garden, large wooden double opening doors to:

DINING ROOM

15'2 x 13'6 (4.62m x 4.11m)

High ceiling with cornicing, fireplace, bespoke fitted cabinetry either side of the chimney breast, radiator, secondary glazed unit behind wooden French doors that open out to a small balcony, with views over the front garden.

LOWER FLOOR HALL

Double radiator, providing access to:

UTILITY

16'6 x 9'1 (5.03m x 2.77m)

Double radiator, further range of fitted base level cupboards and drawers, inset sink with mixer tap, space and plumbing for washing machine, built in cupboard, window and door to rear elevation having views onto the lower patio.

BEDROOM/ RECEPTION

14'4 x 12'1 (4.37m x 3.68m)

Radiator, built in cupboard, two windows to front aspect.

BEDROOM

14'9 x 12'6 (4.50m x 3.81m)

Fireplace, radiator, double glazed French doors onto the lower patio.

BATHROOM

Bath, wash hand basin and wc.

FIRST FLOOR LANDING

Stairs rising to the second floor, doors opening to:

MASTER BEDROOM

13'4 x 12'7 (4.06m x 3.84m)

Range of built in/ fitted bedroom furniture, radiator, window to rear aspect having views onto the garden, archway to:

EN SUITE

Corner bath, bidet, low level wc, pedestal wash hand basin, part tiled walls, radiator, loft hatch, window to side aspect with pattern glass for privacy.

BEDROOM

13'1 x 12' (3.99m x 3.66m)

Fitted wardrobes, radiator, window to front aspect.

BEDROOM

13'3 x 9'5 (4.04m x 2.87m)

Fireplace, built in wardrobes, coving to ceiling, dado rail, window to rear aspect with views onto the garden.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin, low level wc, part tiled walls, window with pattern glass to front aspect.

SECOND FLOOR LANDING

Leading to:

BOX ROOM

9'2 x 9' (2.79m x 2.74m)

Window to rear aspect, door to an area of loft space, Velux window to side aspect, partially open plan to:

ROOM

9'6 x 8'3 (2.90m x 2.51m)

Could be utilised as additional storage space or a dressing room to the box room, Velux window to front aspect.

OUTSIDE - FRONT

Good sized front garden set behind walled boundaries, sections of lawn, established trees, patio to the side elevation, pond, steps up to front door, gated side access.

REAR GARDEN

Good size with a stone courtyard that can be accessed via concrete steps from the main section of garden or from the lower floor of the property. The garden also leads to a coal bunker, there are sections of patio seating areas, sections of lawn, planted shrubs, walled boundaries.

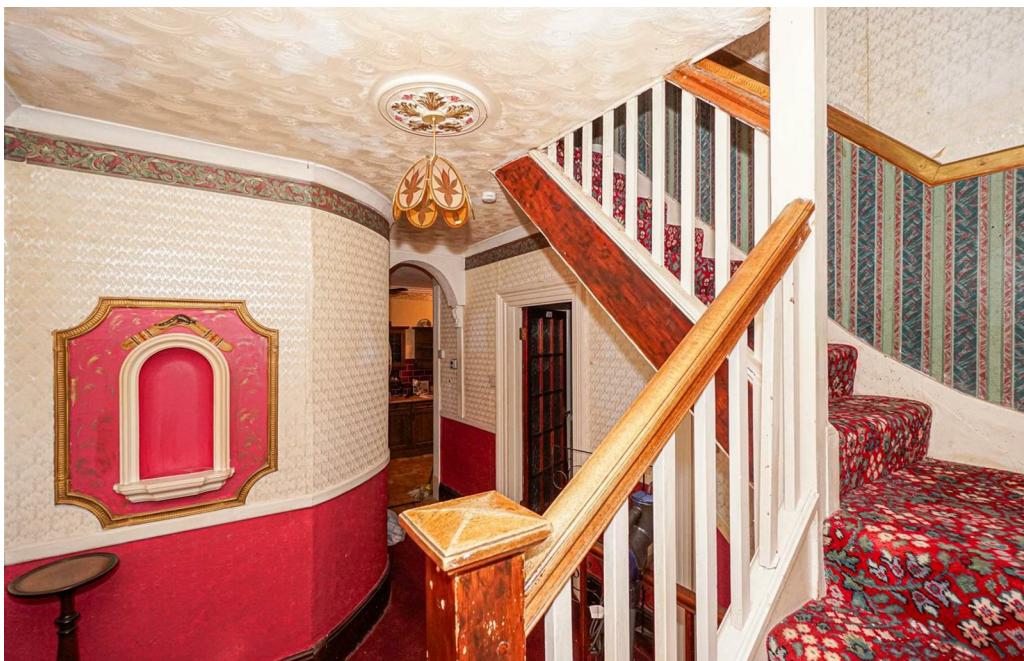
DETACHED DOUBLE GARAGE

Up and over door, power and light, window and door to side elevation. There is off also an area of off road parking in front with double opening metal gates.

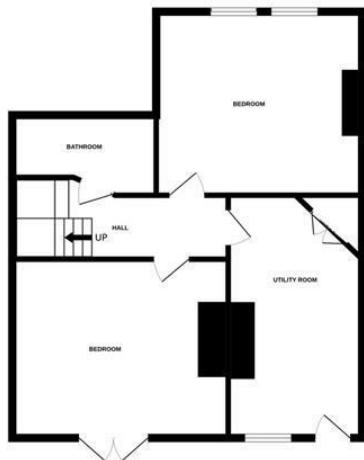
Council Tax Band: E







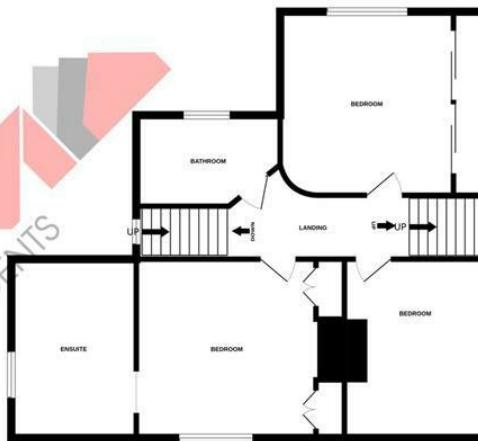
BASEMENT



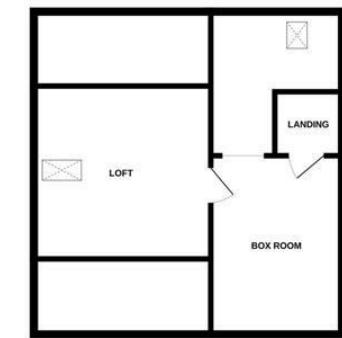
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.