

3 Telham Close, Battle, TN33 0FN
Offers In Excess Of £450,000 Freehold

Stunning three bedroom semi-detached home with views, garden & quality finish. Set on a quiet private road just a short walk from Battle town centre and mainline station, this beautifully finished three-bedroom semi-detached home combines contemporary open-plan living with thoughtful design and impressive views throughout. Built in 2016 and still covered by the remainder of a 10-year NHBC warranty, the property offers low-maintenance, energy-efficient living, ideal as a permanent home or a stylish lock-up-and-leave retreat. The ground floor is centred around a spacious, triple-aspect open-plan living space that's perfect for entertaining. The sleek kitchen includes high-spec integrated appliances, quartz worktops, a breakfast bar, AEG oven and microwave, and a 1½ bowl sink. This flows naturally into a bright living/dining area with wide glazed doors opening onto the landscaped, south-facing rear garden. Upstairs, all three bedrooms benefit from built-in double wardrobes and lovely open views. The main bedroom includes a stylish en-suite shower room, while the family bathroom features a white panelled bath with overhead shower, vanity sink unit, low-level wc, and heated towel rail. The entrance porch is an inviting space in itself, with underfloor heating, a vaulted ceiling and skylight, plus a utility cupboard and butler sink. A generous inner hallway offers further storage with a deep cupboard running under the stairs. Externally, there is off-road parking for two vehicles, a neat front garden, and a well-designed rear garden complete with a central water feature, bespoke rendered seating with storage, planted borders, and ambient lighting—ideal for enjoying sunny afternoons and evenings. Location Tucked away yet highly convenient, this home is within walking distance of Battle's array of independent shops, cafés, pubs, and restaurants, as well as three supermarkets, medical centres, and other everyday amenities. Battle station provides direct rail links to London.








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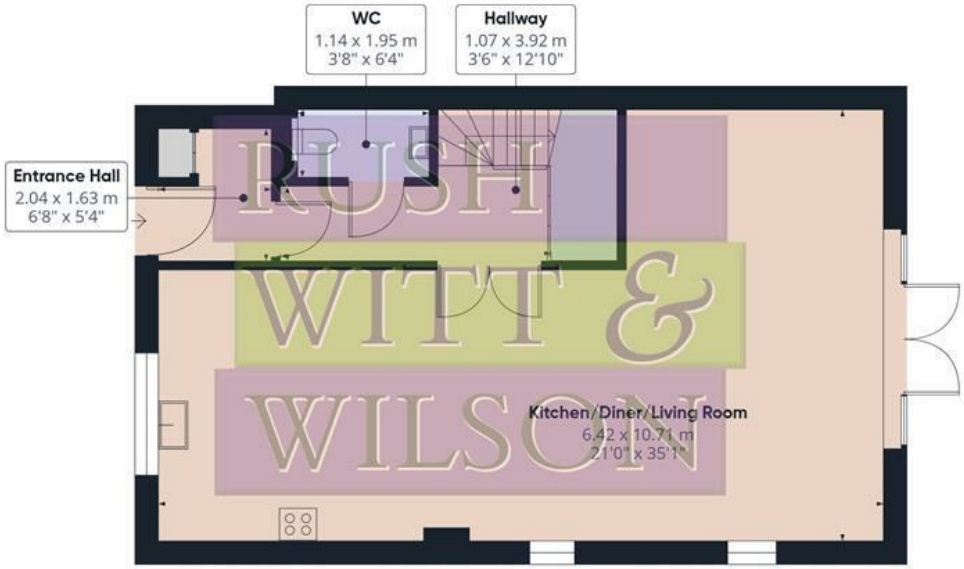

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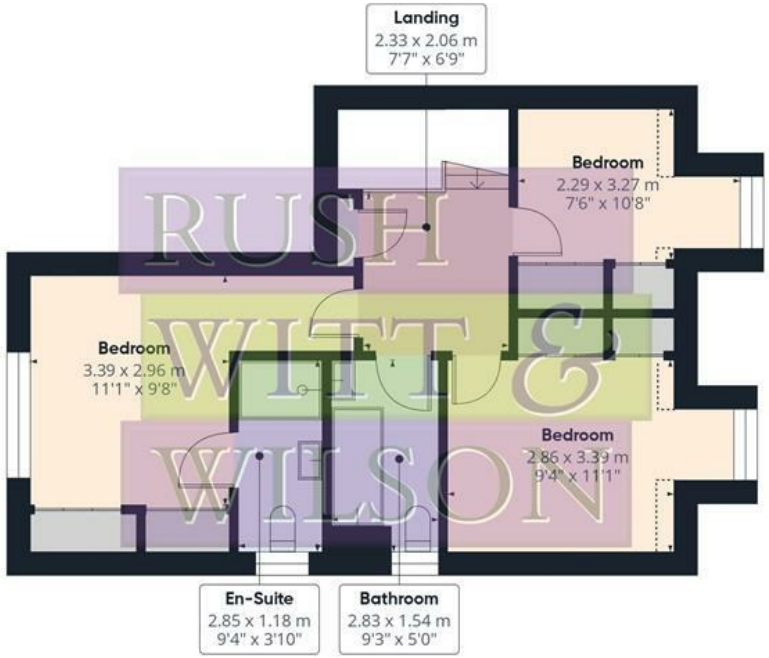

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Floor 0



Floor 1

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Approximate total area(1)

114.2 m²

1229 ft²

Reduced headroom

0.7 m²

8 ft²

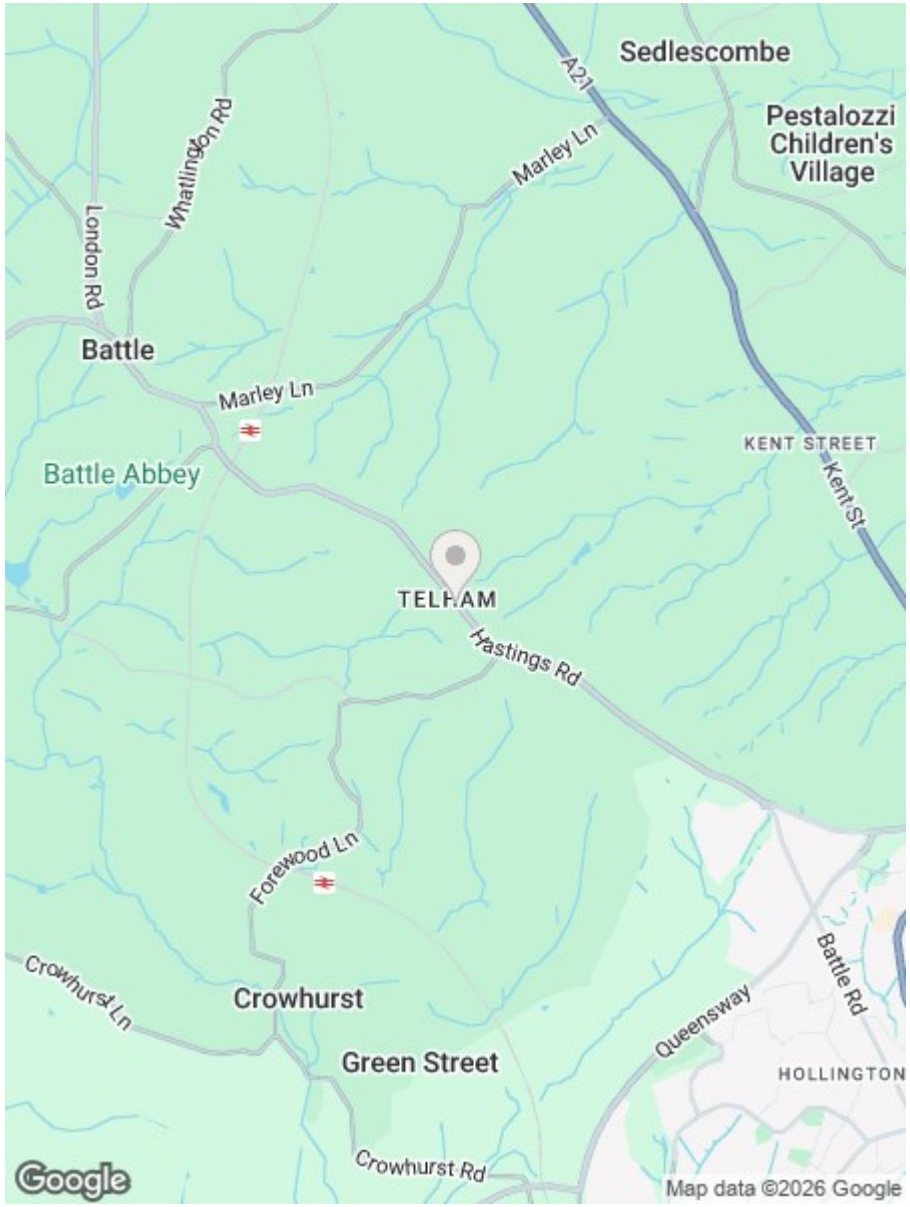
(1) Excluding balconies and terraces

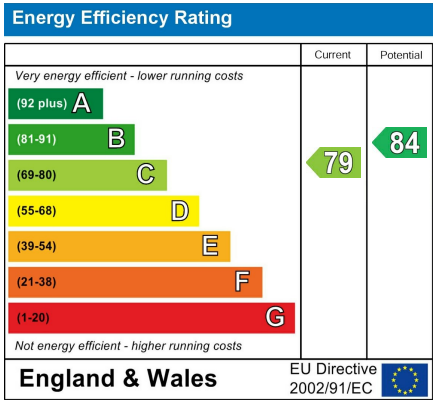
Reduced headroom

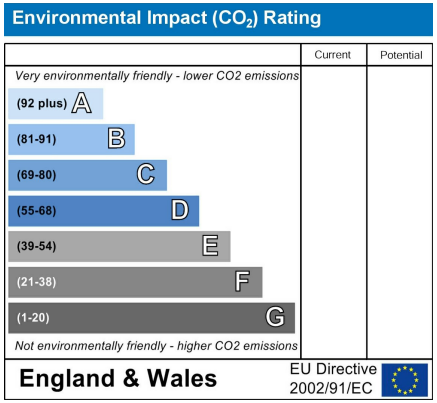
..... Below 1.5 m/5 ft

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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Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Residential Estate Agents
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88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk