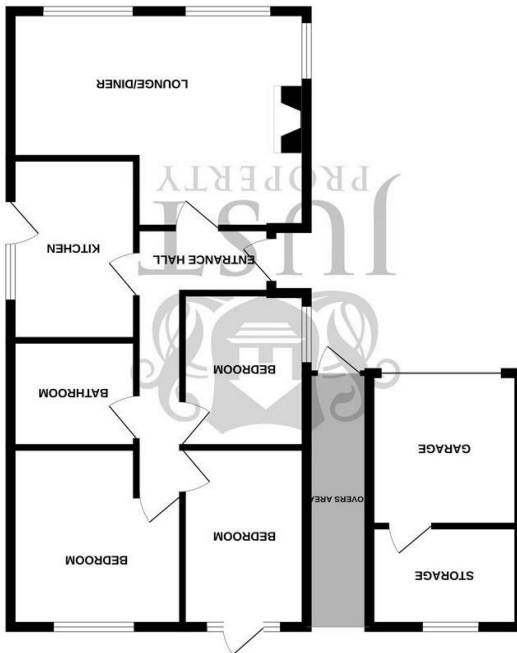


England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	A (92 plus)	64
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
Not energy efficient - higher running costs	F (21-38)	
	G (1-20)	84
		Potential

These plans have been prepared to assist the purchaser in understanding the layout of the property. They are not intended to be used as a contract or a warranty. The purchaser should verify the accuracy of the information provided and should consult a professional adviser if necessary. The purchaser should also verify the accuracy of the information provided and should consult a professional adviser if necessary.



GROUND FLOOR



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# FLOORPLANS

7 Park Shaw, Battle, TN33 0PP



3 Bedrooms   null Receptions   1 Bathrooms   764.24 sq ft

Freehold

# £365,000

## 7 Park Shaw, Battle, TN33 0PP





3 Bedrooms   null Receptions   1 Bathrooms   764.24 sq ft

## PROPERTY DETAILS

Set within a peaceful and elevated cul-de-sac in the heart of a desirable Sussex village, this well-presented detached three-bedroom bungalow offers an excellent opportunity for those seeking single-storey living in a convenient yet tranquil setting. The property is within walking distance of the village green, shop and post office, combining a quiet position with easy access to local amenities.

The accommodation is accessed via a welcoming entrance hall, leading to all principal rooms. The spacious L-shaped living/dining room forms the heart of the home, enjoying plenty of natural light and offering versatile space for both relaxing and entertaining.

The separate kitchen is well-appointed with ample cupboard and worktop space, along with direct access to the side and rear garden. There are three well-proportioned bedrooms, two of which overlook the rear garden, while the third offers flexibility as a guest room, study or additional reception space. The family bathroom is fitted with both a bath and separate shower, alongside a wash basin and WC.

Externally, the property benefits from a generous south to south-westerly facing rear garden, featuring a paved patio, level lawn, mature hedging and a greenhouse, ideal for outdoor dining and relaxation. To the front, a private driveway provides ample off-road parking and leads to a single garage with power and light.

Further benefits include double glazing, gas central heating, and the advantage of being offered to the market with no onward chain.

The village offers a strong sense of community with local amenities including a shop, pub, village hall, doctor's surgery and well-regarded schooling, while nearby towns provide further facilities and mainline rail links to London.



## ROOM DIMENSIONS

Front Door

Hallway  
16'11" x 2'11" (5.18m x 0.89m)

Living/Dining Room  
13'8" x 20'11" (4.19m x 6.38m)

Kitchen  
11'3" x 8'7" (3.45m x 2.64m)

Bedroom  
10'9" x 11'10" (3.30m x 3.63m)

Bedroom  
10'11" x 8'5" (3.33m x 2.59m)

Bedroom  
8'7" x 8'5" (2.64m x 2.59m)

Bathroom  
6'11" x 8'7" ( 2.13m x 2.64m )

Garage

Off Road Parking

Front & Rear Gardens

## FEATURES

- L shaped Living/Dining Room
- Detached Three Bedroom Bungalow
- Ample Off Road Parking & Garage
- Short Walk from Seddlescombe Village
- Bathroom with Separate Bath & Shower
- South Facing Garden
- CHAIN FREE
- COUNCIL TAX BAND - D
- EPC - D

