

14 Lower Lake, Battle

£260,000 Freehold

A 16th-century Grade II Listed home on Lower Lake, Battle – chain free and full of character. Period features, a private rear garden and an exceptional position moments from the station, high street, schools and shops. A home with real history and genuine potential.



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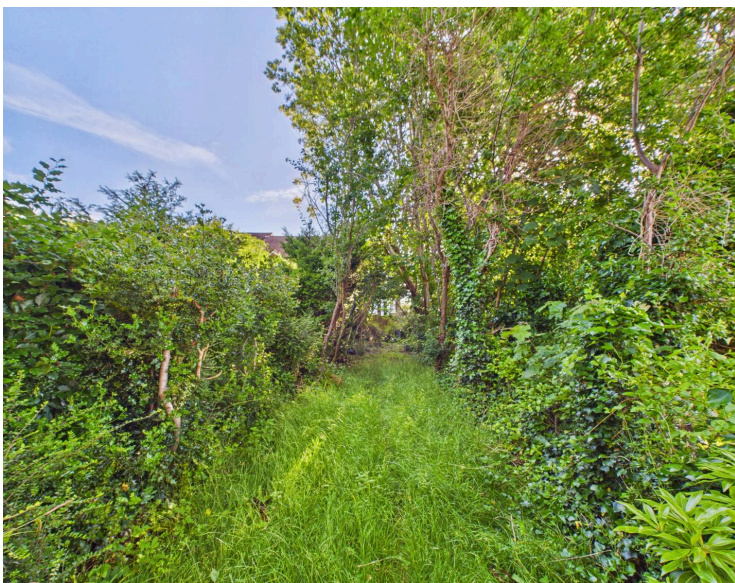
Set on Lower Lake in the heart of Battle, this Grade II Listed three bedroom home offers a rare combination of authentic character and an outstanding central position.

Inside, the layout makes clever use of the available space. Despite a discreet frontage, the rooms flow well and the home feels more generous than its exterior suggests. A working fireplace creates a natural focal point for the main reception room, complemented by the exposed timbers and characterful detail that run throughout the property. The kitchen is at the rear with space for a dining area and door to the garden. On the first floor are two bedrooms and a bathroom with the third bedroom on the second floor.

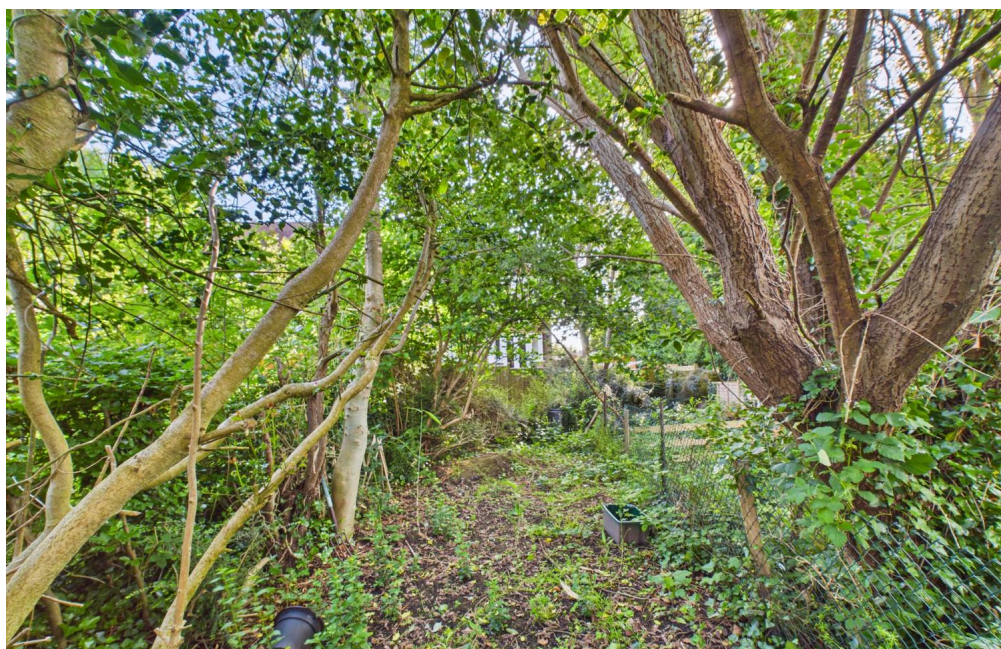
To the rear, a private garden provides an outdoor space that could be relatively low maintenance while offering genuine seclusion.

Battle mainline station is moments away, offering direct services into London. The high street, independent shops, post office, schools and doctors are all within comfortable walking distance. For those commuting to London, the location is difficult to improve upon.

Offered chain free, this is a home for a buyer who values character, convenience and the chance to put their own mark on something genuinely special.

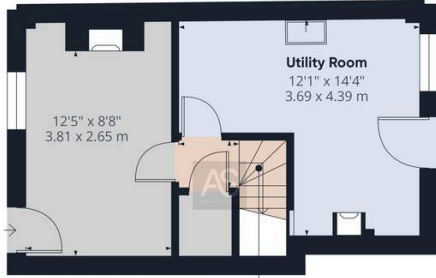


- Grade II Listed 16th-century home with timber frame and tile-hung façade
- Three bedrooms
- Working fireplace and exposed period beams throughout
- Versatile layout with more space than the frontage suggests
- Private rear garden
- Moments from Battle mainline station with direct services to London
- Walking distance of the high street, shops, post office, schools and doctors
- Scope to modernise and update throughout
- Offered chain free



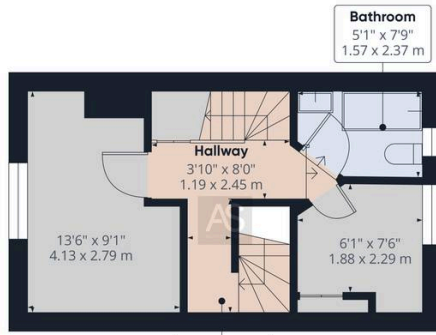
Lower Lake is a well-regarded residential road within walking distance of Battle's historic High Street, where you'll find a selection of independent shops, cafés, pubs and everyday amenities. Battle station is also nearby, offering regular services to London Charing Cross and Cannon Street, while the surrounding countryside and Battle Abbey provide plenty of opportunities for walking and leisure.





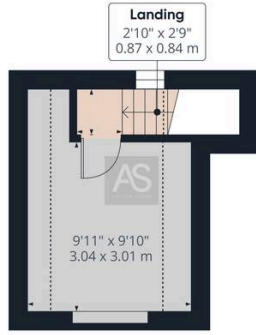
Hallway
2'9" x 3'7"
0.84 x 1.09 m

Floor 0



Landing
6'7" x 2'9"
2.03 x 0.85 m

Floor 1



Landing
2'10" x 2'9"
0.87 x 0.84 m

Floor 2



Approximate total area⁽¹⁾

678 ft²
63 m²

Reduced headroom

35 ft²
3.3 m²

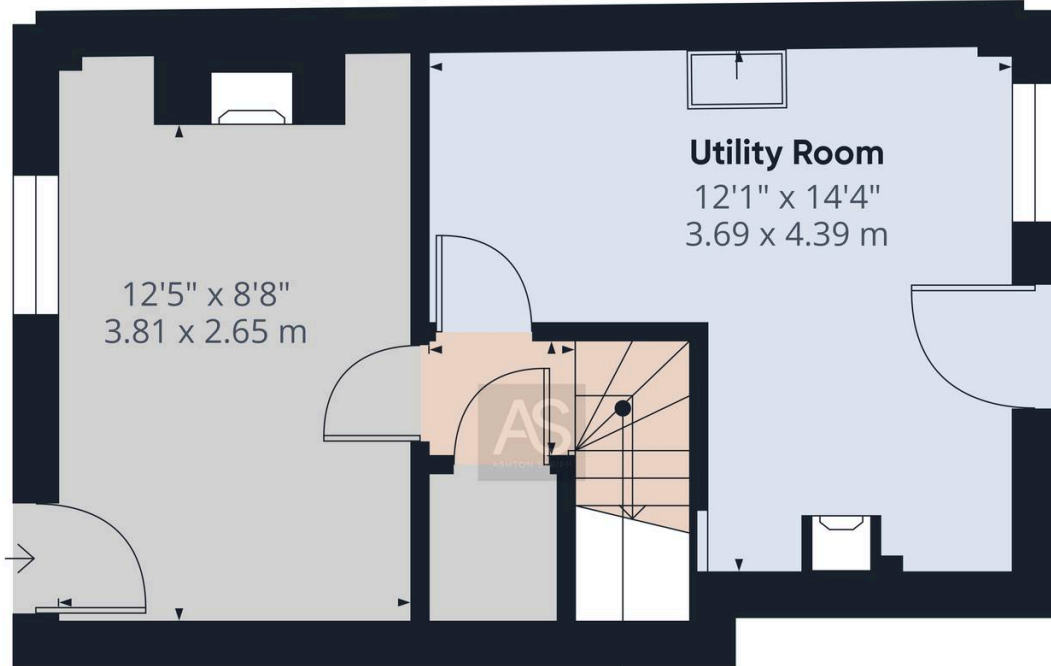
(1) Excluding balconies and terraces

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



Hallway
2'9" x 3'7"
0.84 x 1.09 m

Floor 0



Approximate total area⁽¹⁾

295 ft²
27.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360