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**Summer Cottage The Street, Battle, TN33 0QQ  
Offers In The Region Of £495,000 Freehold**

Tucked away in the heart of Sedlescombe, this beautifully presented three bedroom detached cottage offers the very best of village life, just ten years old and ready to move straight into. Sedlescombe is one of those villages people fall in love with and never want to leave. From the doorstep, it's a short stroll to the local surgeries, the primary school, the village pub, the convenience store and post office, the recreation grounds, and the picture-postcard village green - the kind of place where you'll bump into a friendly face on every walk. Battle train station is just a short drive away, making for an easy commute to London, while families will appreciate being within easy reach of well-regarded schools including Claverham Community College. There's off-road parking for several cars on a neat gravel driveway, with a handy side gate giving direct access through to the rear garden. Step through the entrance porch into the hallway, where stairs rise to the first floor and a downstairs wc adds everyday convenience. The living room is warm and welcoming, centred around a log burner that makes it the obvious spot for cosy winter evenings, while the kitchen/dining room is made for family life, with French doors opening straight out onto the garden. Upstairs, three good-sized bedrooms share the family bathroom, with the master enjoying the added luxury of its own en-suite. Outside, a slabbed patio area is ideal for al fresco dining, while the lawn gives plenty of room to play or potter. Tucked into the corner, raised decking catches the sun beautifully - perfect for a morning coffee or an evening glass of wine. A second patio sits to the side, alongside a charming summer house currently used as a home office.





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Floor 0



Floor 1

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

79.4 m<sup>2</sup>

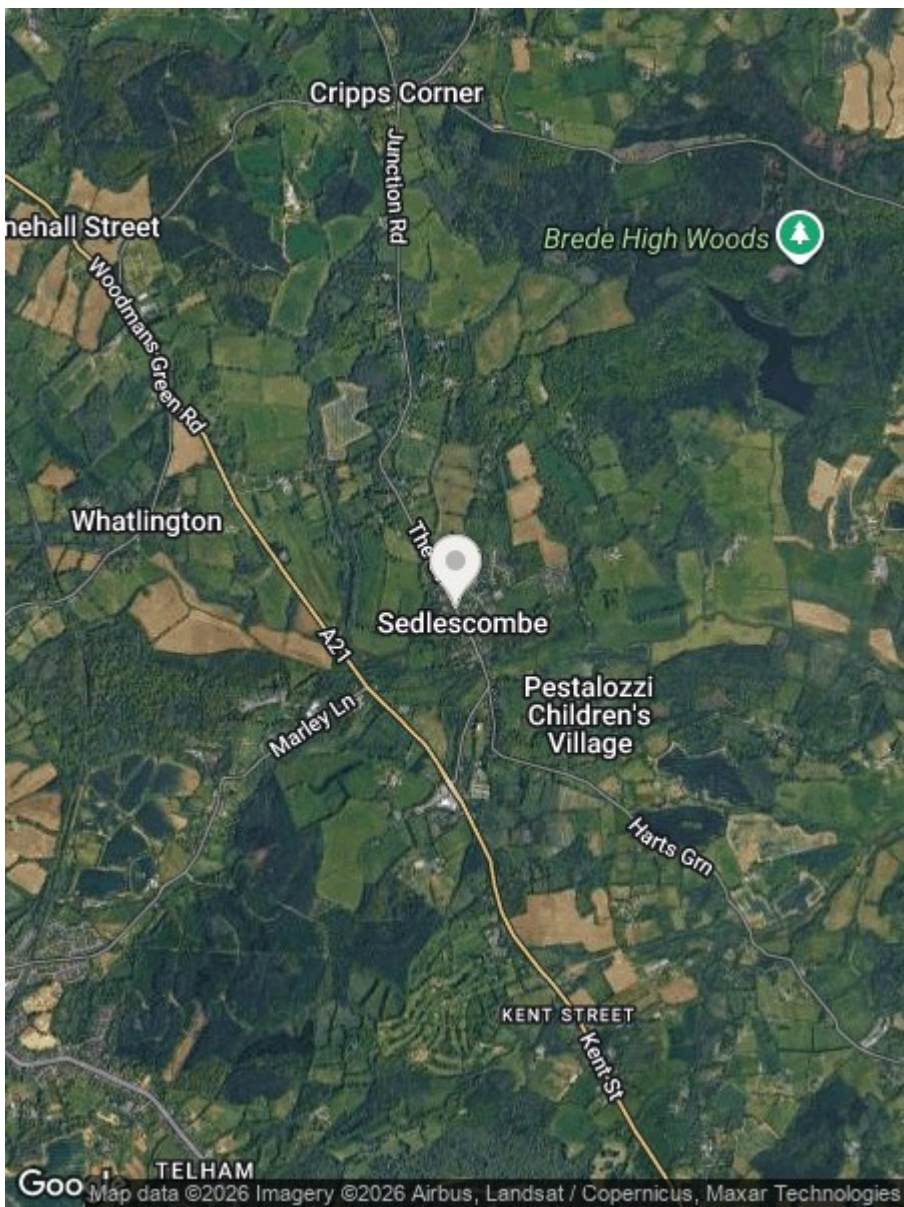
855 ft<sup>2</sup>


(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.

GIRAFFE360





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Council Tax Band - E

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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