



All enquiries Ref: Callum Glenn



- Freehold semi detached house
- Located opposite Battle Recreation Ground
- Full vacant possession

#### Location:

The property is located on Wellington Gardens located opposite Battle Recreation Ground. Shopping amenities are available locally within Battle Town Centre with a further range of amenities found in Hastings Town Centre. Public transport links can be found at Battle Rail Station (Southeastern Services) along with a network of local bus services serving the surrounding areas. The property is served by road links including the A271 and the A21. Recreational pursuits are available locally.

#### Accommodation:

First floor: Three bedrooms

Ground floor: Entrance hall, reception room, kitchen, bathroom/WC

Outside: Front and rear garden

EPC Rating: D

Council Tax Band: C

#### To view:

Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

