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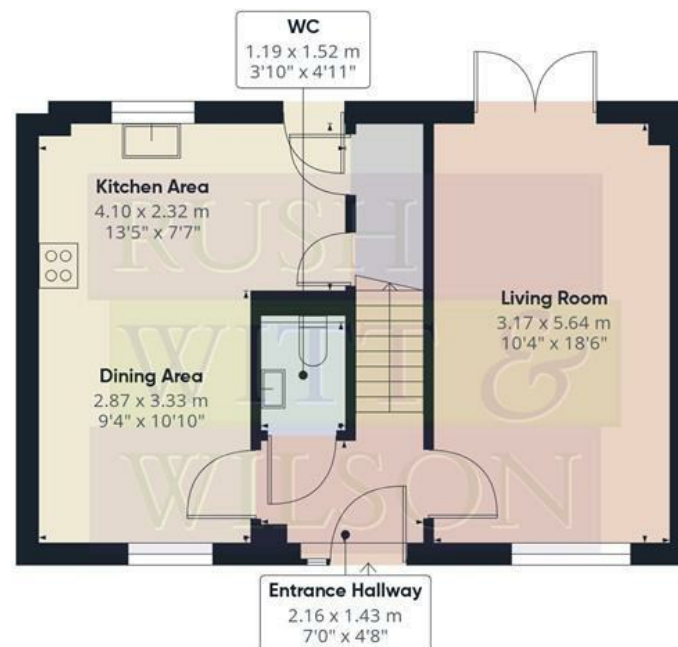
**4 Blackfriars Field, Battle, TN33 0GS**  
**£465,000 Freehold**

Welcome to The Haven, a brand new three bedroom semi-detached family home forming part of Tapestry, Battle, brought to you by Rother DC Housing Company within this historic market town. Life here starts in the separate kitchen and dining area, a proper sociable hub for busy mornings, family meals and catching up over dinner, while the light and spacious living room offers a calm spot to unwind at the end of the day. Step outside to a private turfed garden with garden shed, perfect for morning coffee, weekend games or simply somewhere for the children to play, with driveway parking and an electric vehicle charging point making everyday life that bit easier. Upstairs, three well-sized bedrooms offer comfort for all the family, with the principal bedroom enjoying a fitted wardrobe and the privacy of its own en-suite, plus plenty of storage throughout and a modern family bathroom finished with Porcelanosa tiling and warm Karndean flooring underfoot. Quartz worktops bring a stylish finish to the kitchen, while underfloor heating and an air source heat pump keep the home efficient and comfortable in every season. Beyond the front door, Battle offers a real sense of belonging, with independent shops and historic charm around the Abbey and High Street, families well served by Claverham Community College and local primary schools, and miles of rolling High Weald countryside on the doorstep for weekend walks, dog walks or simply blowing away the cobwebs. A mainline station keeps London within reach too, around ninety minutes away, for those who want the best of both worlds. Selected plots may also qualify for a Springboard Incentive to help subsidise your mortgage rate, terms apply.









**Floor 0**



**Floor 1**

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

88.7 m<sup>2</sup>

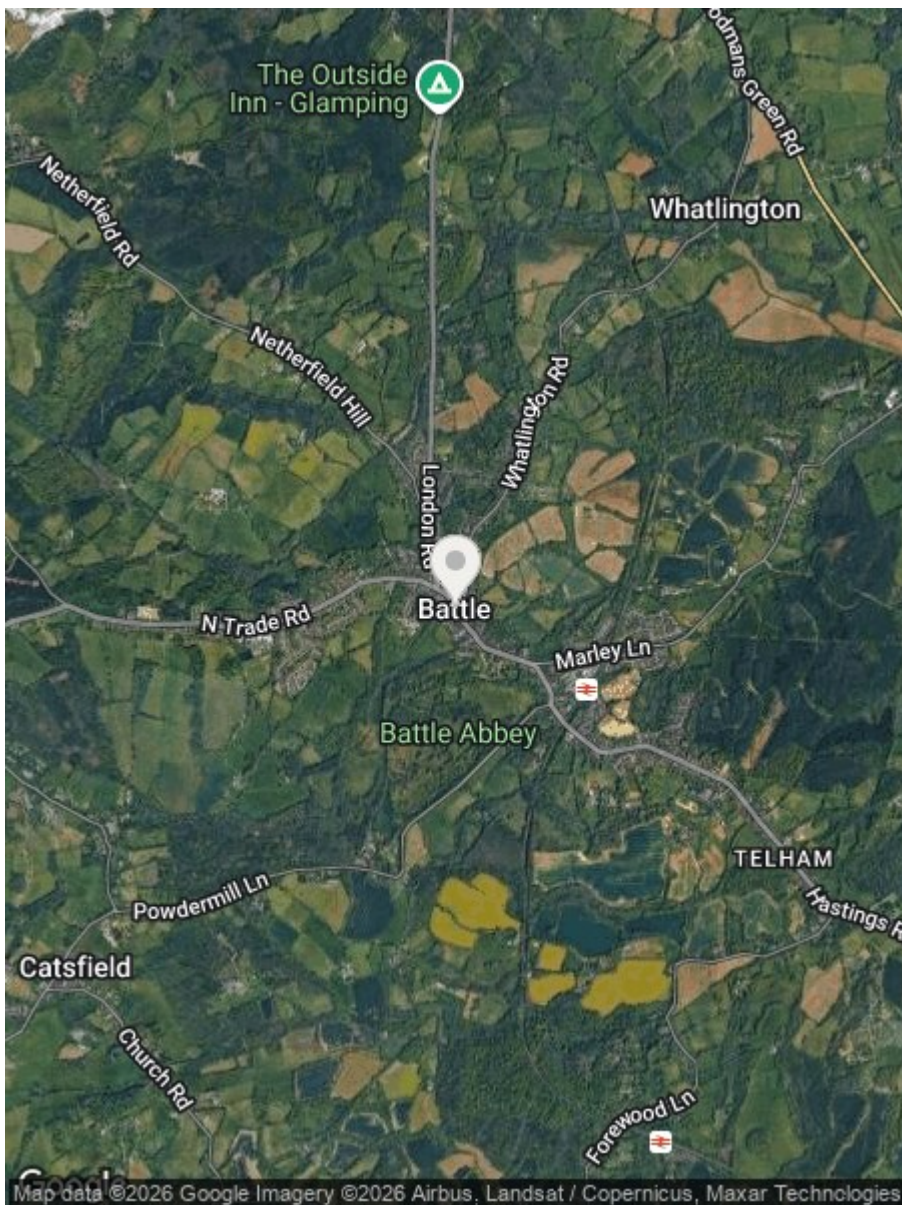
955 ft<sup>2</sup>

(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.

**GIRAFFE 360**





| Energy Efficiency Rating                    |                         |                         |
|---------------------------------------------|-------------------------|-------------------------|
|                                             | Current                 | Potential               |
| Very energy efficient - lower running costs |                         |                         |
| (92 plus) A                                 |                         |                         |
| (81-91) B                                   |                         |                         |
| (69-80) C                                   |                         |                         |
| (55-68) D                                   |                         |                         |
| (39-54) E                                   |                         |                         |
| (21-38) F                                   |                         |                         |
| (1-20) G                                    |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | 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) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

Council Tax Band - TBA

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.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.
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