

28 Marley Rise, Battle, East Sussex TN33 0DL
£450,000 Freehold

A beautifully presented, chain free, three bedroom detached home on a sought-after, no-through road. Rarely available and immaculately presented throughout, it occupies a desirable corner plot just a short walk from the mainline station and the historic high street.

Stepping through the entrance porch into the entrance hall, the quality of this home is immediately apparent. The full-length, dual and triple-aspect living room is a particular highlight, with French doors opening onto the rear garden - a wonderful space for relaxing and entertaining. The dining room offers further generous living space and an archway leads through to the well-proportioned galley kitchen, with convenient access to a downstairs wc, a useful utility area, and a further door out to the rear garden.

Upstairs, three generously sized bedrooms are served by a well-appointed shower room, completing this thoughtfully laid-out, move-in ready home.

Outside, the property truly comes into its own. A wraparound garden envelops the corner plot, lovingly landscaped by the current green-fingered owners, with mature, well-stocked borders creating distinct seating areas to enjoy throughout the day. The garden is further complemented by outbuildings, all benefitting from a power supply, ideal for use as a home office, workshop, or additional storage. A driveway provides off-road parking to the front for two cars.








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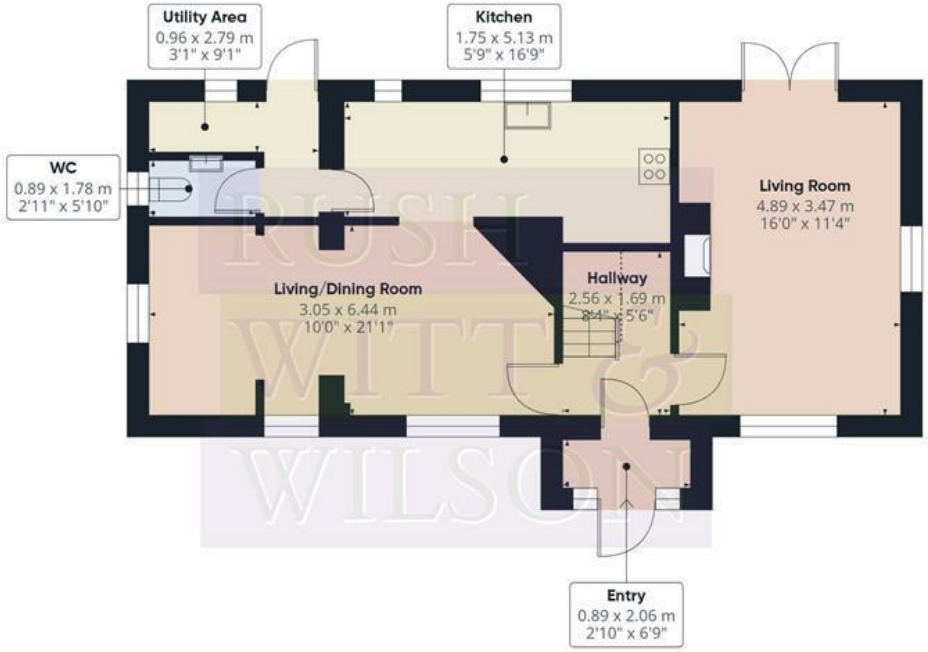

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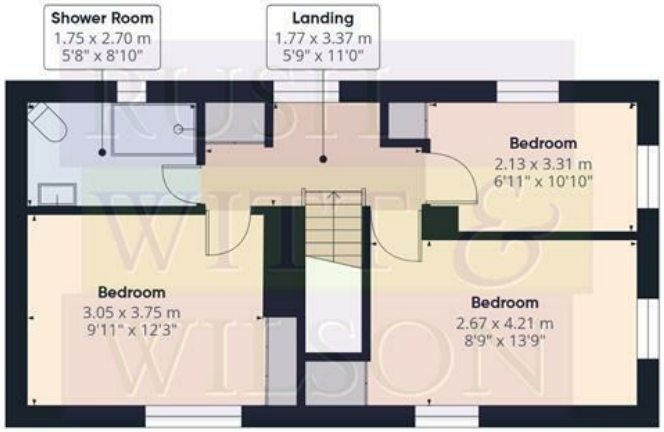

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Floor 0





Floor 1

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Approximate total area(1)

98.4 m²

1057 ft²

Reduced headroom

1.3 m²

14 ft²

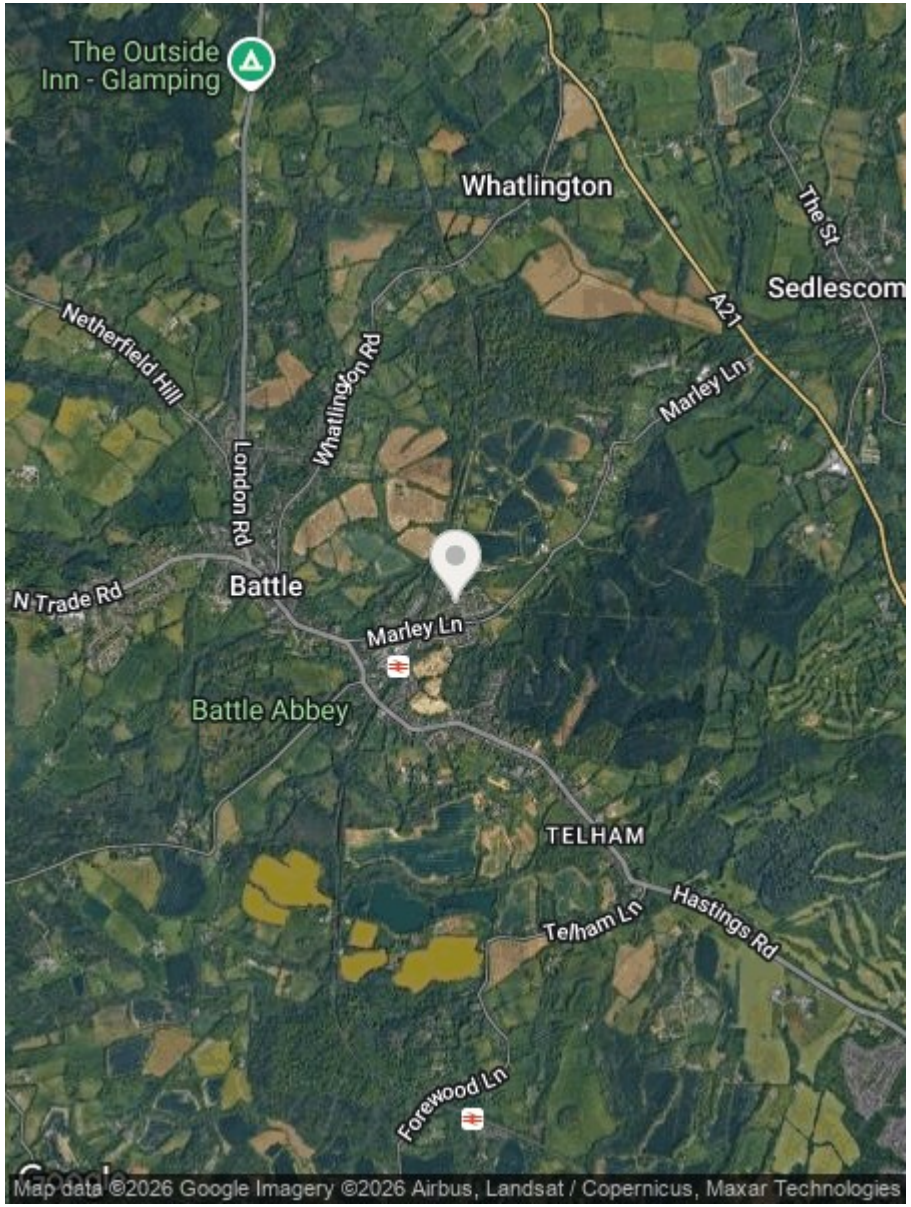
(1) Excluding balconies and terraces

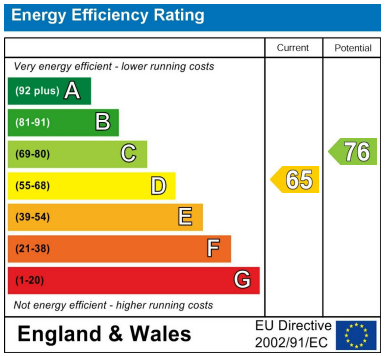
Reduced headroom

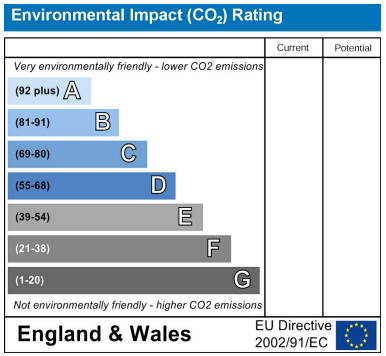
..... Below 1.5 m/5 ft

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

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Council Tax Band - C

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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