

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Battle Road, Punnets Town, TN21 9DD

- ▼ Semi-Detached Character
- ▼ 2 Log Burners
- ▼ 2 Bedroom, 2 Receptions
- ▼ Large Garden
- ▼ Driveway & Garage/Store
- ▼ Walking Distance To Primary



EPC RATING

Current:
61 | D

Potential:
79 | C

£400k - £425k



Battle Road, Punnets Town, TN21 9DD

A charming semi-detached character home located in the sought-after village of Punnetts Town, within easy walking distance of the highly regarded primary school. This delightful property offers well-balanced and versatile accommodation throughout. An entrance porch welcomes you into the home, leading through to a cosy front lounge complete with a characterful log burner, perfect for relaxing evenings. At the heart of the house is the dining room, also featuring a log burner, creating a wonderful central entertaining space with a warm and inviting atmosphere. The country-style kitchen enjoys plenty of natural light and offers a charming yet practical setting for family life, complemented by a well-built and useful utility room providing additional storage and workspace. Upstairs, the property offers two well-proportioned bedrooms and a family bathroom, making it ideal for couples, small families or those looking to downsize without compromise. Outside, the home truly shines. The generous rear garden is flat, making it perfect for families and outdoor entertaining, and includes a large garage. To the front, there is the added benefit of off-road parking. A wonderful opportunity to acquire a character home in a desirable village location, early viewing is highly recommended.

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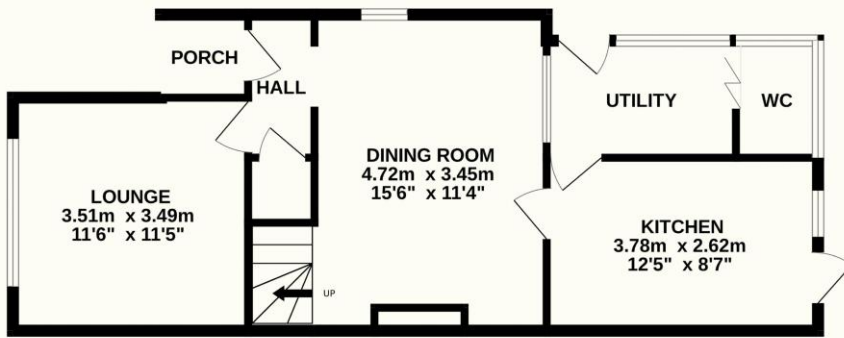
Peter Oliver

The Property
Ombudsman

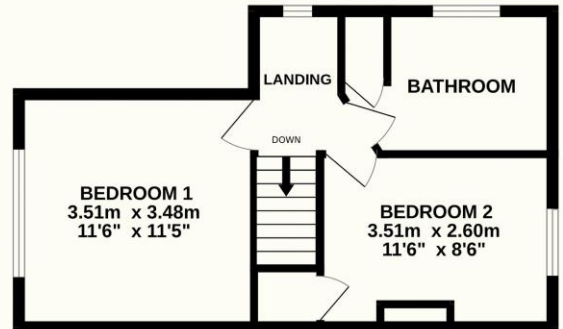
The Property
Ombudsman
LETTINGS



GROUND FLOOR 52.8 sq.m. (568 sq.ft.) approx.



1ST FLOOR 33.5 sq.m. (361 sq.ft.) approx.



TOTAL FLOOR AREA : 100.5 sq.m. (1082 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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