



45 Lower Lake, Battle

£200,000 Freehold

Chain free! A charming Grade II listed cottage in the heart of Battle, moments from the high street and station. Full of period character with exposed beams and a leaded window, plus a low-maintenance garden – ideal as a home, buy-to-let, or holiday bolt hole.



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Living Room

The living room features a leaded window to the front aspect, filling the room with character. A wood laminate floor and an exposed brick wall add to the period charm, creating a cosy space full of personality.

Kitchen

The kitchen is fitted with a wooden worktop and an accompanying breakfast bar, ideal for casual dining. There's a white ceramic sink, a cooker, and plumbing for white goods. A back door gives direct access into the garden.

Bedroom

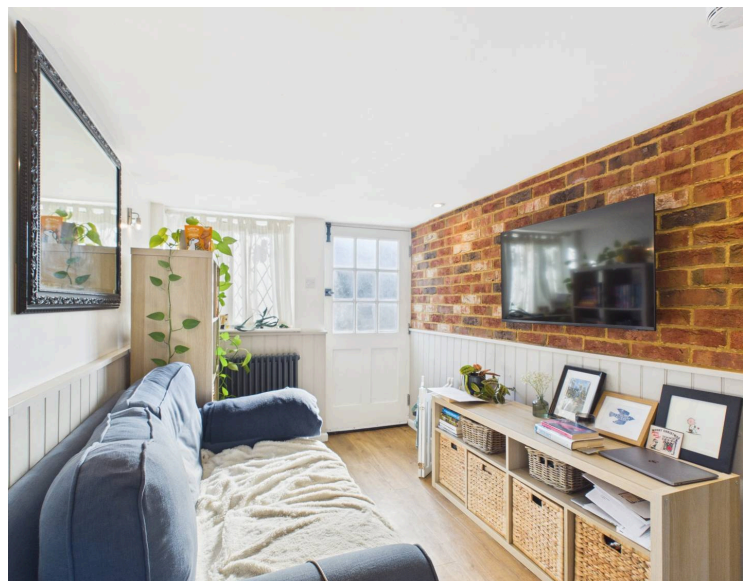
The bedroom is a good size double, with a leaded window and a vaulted ceiling. Period feature beams run throughout, giving the room genuine cottage character.

Bathroom

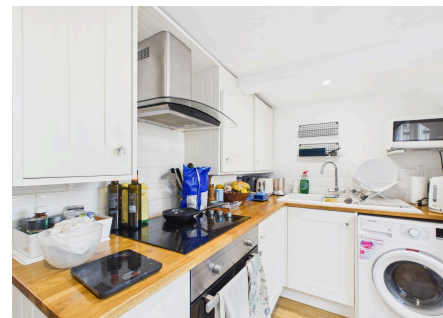
The bathroom includes a roll top bath, along with a vaulted ceiling and period feature beams, continuing the character found throughout the rest of the cottage.

Garden

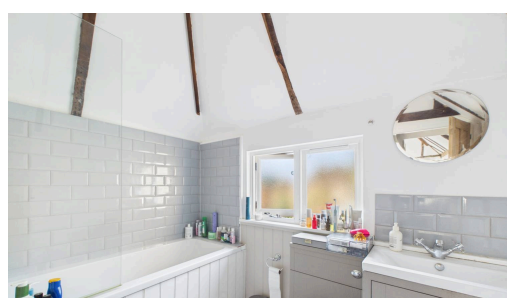
Accessed via the kitchen door, the garden offers a good size patio area – perfect for enjoying the summer evening sun right in the heart of Battle, with minimal upkeep required.

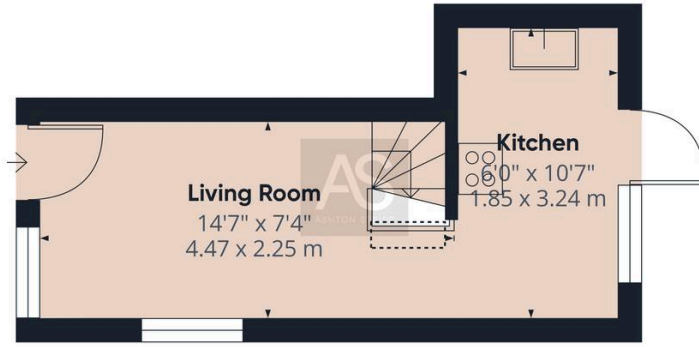


- Chain free
- Grade II listed cottage in the heart of Battle
- Living room with leaded window, wood laminate floor, and exposed brick wall
- Kitchen with wooden worktop, breakfast bar, and plumbing for white goods
- Good size double bedroom with vaulted ceiling and period beams
- Bathroom with roll top bath, vaulted ceiling, and period beams
- Low-maintenance patio garden, accessed via the kitchen
- Short walk to Battle station with direct trains to Charing Cross, Waterloo East, and London Bridge
- Close to shops, cafes, pubs, and restaurants in central Battle
- Excellent walking routes on the doorstep across 1066 Country



Situated in central Battle, the cottage is a short walk from the shops, cafes, station, pubs, and restaurants. Battle train station is a very short walk away, running direct services to Charing Cross, Waterloo East, and London Bridge. Battle itself offers three mini supermarkets, and the property sits between two doctors' surgeries, three opticians, and two dentists. There's also a wealth of walks on the doorstep, with various routes across the 1066 Country.





Floor 0

Approximate total area⁽¹⁾

342 ft²
31.8 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 R/1.5 m

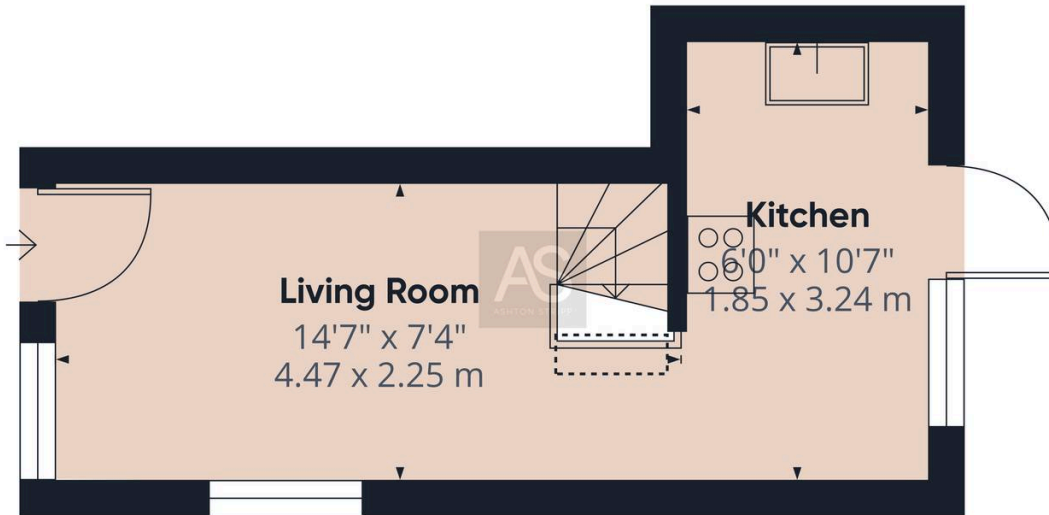
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Bedroom
2'3" x 2'9"
0.69 x 0.85 m

Floor 1



Floor 0

Approximate total area⁽¹⁾

174 ft²
16.2 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 R/1.5 m

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

GIRAFFE 360

