



## 1a St Marys Gardens, Battle

£315,000 Freehold



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33 High Street,  
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A three bedroom semi-detached cottage in the heart of Battle and a stones throw from the train station. With a front courtyard garden, parking and three double bedrooms.

Living room, dark oak effect laminate, large Inglenook fireplace with large fire carved Oak door leading to storage. Period features. Semi-curved window. Exposed brick wall. Radiator. Storage shelves.

Kitchen with a range of units and drawers, tiled floor, window, sink space for white goods, boiler and a small dining area off with stable doors to rear.

Landing window which provides lots of light.

Second bedroom on rear aspect is a double with radiator. Plugs and sockets, double glazed window.

Bedroom on front aspect is a double with radiator. Plugs and sockets

Bathroom with laminate floor, radiator, window, part tiled, bath with shower fixings and a feature exposed brick wall.

Bright and airy bedroom upstairs with double Velux window. Under eaves storage, plus storage cupboard in stairwell.

Utility area outside

Front courtyard garden, well feature, outside bbq feature, large shed, lean to, small area of grass and parking.

Battle train station is less than a 3 minute walk away which runs direct to Charing cross, Waterloo East and London Bridge, train taking 1hr 20 min minutes to reach central London.

Situated in central battle and only a short walk to the shops, cafes, station, pubs and restaurants. There are three mini supermarkets and the property is nestled between two doctors' surgeries, 3 opticians and 2 dentists.

This property is ideally located for many great schools and nurseries in the area both private and state.

Battle and Langton is the closest Primary School and Claverham Community College is the closest secondary school. – All within walking distance from this family property.

Private schools include Battle Abbey a brief walk up the high street and Claremont a short drive away.

This property whilst being in the heart of Battle is also surrounded by a plethora of amazing walks on your doorsteps with various routes across 1066 countryside. I would be happy to point this out on our viewing.

Council Tax band: C



- Chain-free three-bedroom cottage
- Light and airy accommodation throughout
- Central location
- Period features including wooden beams and exposed brickwork
- Large inglenook fireplace
- Modern kitchen with ample storage
- Front courtyard with garden feature
- Gas central heating
- Parking available
- Not Grade II listed



1a St Mary's is ideally located in the heart of Battle, just a short walk from the historic High Street with its range of independent shops, cafés and amenities. Battle mainline station is nearby, offering direct services to London, while local schools, countryside walks and the famous Battle Abbey are all within easy reach.



