

## 1 The Spinney, Battle

£600,000 Freehold

A beautifully finished three-bedroom home in a convenient location, featuring a high-spec kitchen, mezzanine, spacious living area with bi-folds, and landscaped garden. Includes underfloor heating, en-suite, and garage with EV charging.



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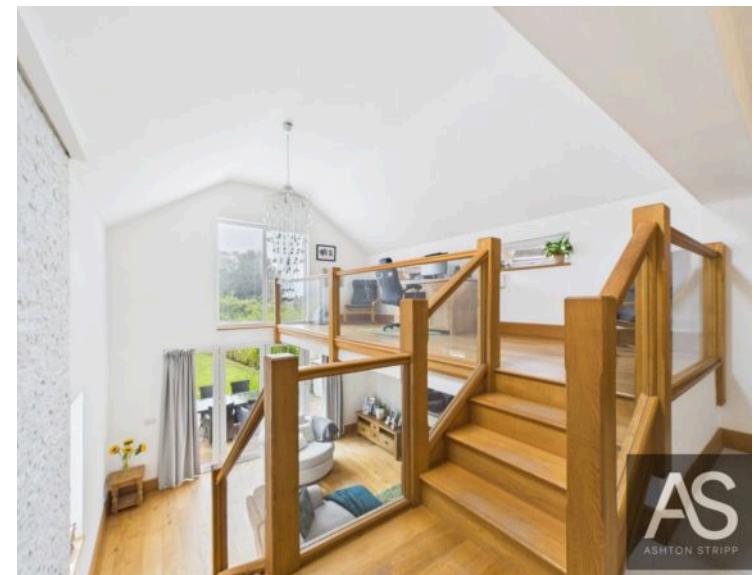
A beautifully finished **three-bedroom home** in a convenient yet well-connected location, offering high-spec accommodation throughout and designed with modern living in mind. Highlights include a **striking open-plan kitchen**, mezzanine level, impressive double-height living space with bi-fold doors, landscaped garden, **underfloor heating**, en-suite facilities, garage and **EV charging**.

The wide and welcoming entrance hall immediately sets the tone, with tiled flooring, recessed spotlights and oak doors continuing throughout the home. Two well-proportioned double bedrooms are located off the hall, both enjoying a calm outlook, alongside a stylish family bathroom featuring a freestanding bath, walk-in rainfall shower and contemporary fittings. The principal bedroom is generously sized and benefits from fitted wardrobes and a sleek en-suite shower room with underfloor heating.

At the heart of the home is a superb **kitchen and dining space**, fitted with modern grey cabinetry, quartz worktops and a central island with induction hob, pop-up power and integrated appliances. This sociable space flows naturally into the dining area, where oak stairs with glass balustrades rise to a **mezzanine level**, currently used as a home office or reading space. Steps lead down into the impressive double-height living room, featuring a media wall with electric fire, extensive glazing, roof light and bi-fold doors opening onto the terrace, creating a strong connection between inside and out.

Outside, the landscaped garden has been thoughtfully arranged with level lawn, mature planting and two sandstone seating terraces, ideal for entertaining or relaxing, along with a dedicated barbecue area. A block-paved driveway provides off-road parking and leads to the attached garage, which benefits from power, lighting, an electric door and **EV charging**, as well as side access to the rear garden.

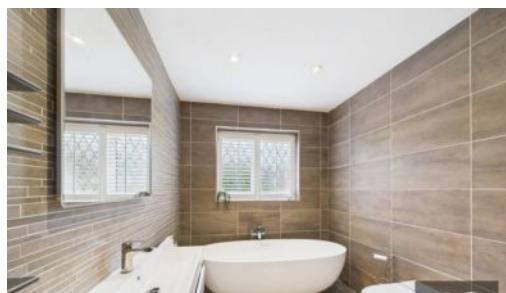
The property is well placed for local shops, schools and everyday amenities, with a nearby station offering **direct commuter links**. Countryside walks, footpaths, cafés and pubs are close by, making this an ideal home for families or professionals seeking a balance of contemporary living, convenience and outdoor space.



- High-spec kitchen with quartz worktops.
- Central island with induction hob and pop-up USB/power sockets
- Double-height living room with oak flooring, media wall and bi-fold doors
- Inset stainless steel sink with instant hot tap overlooking rear garden
- Well-connected location close to schools, shops, countryside walks and commuter links
- Three double bedrooms, including a principal suite with en-suite
- Stylish family bathroom with freestanding bath and walk-in shower
- Landscaped garden with two sandstone seating areas and side access
- Attached garage with electric door, power, lighting and EV charging point



**1 The Spinney, Battle** is set in a quiet residential location close to Battle High Street, offering independent shops, cafés, schools and everyday amenities. Battle station provides **direct trains to London Charing Cross**, while countryside walks and the coast at **Bexhill-on-Sea** are within easy reach.





Floor 0



Floor 1

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

1800 ft<sup>2</sup>

167.1 m<sup>2</sup>

Reduced headroom

20 ft<sup>2</sup>

1.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/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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Living Area  
19'6" x 7'9"  
5.97 x 2.36 m



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

1498 ft<sup>2</sup>

139 m<sup>2</sup>

(1) Excluding balconies and terraces

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