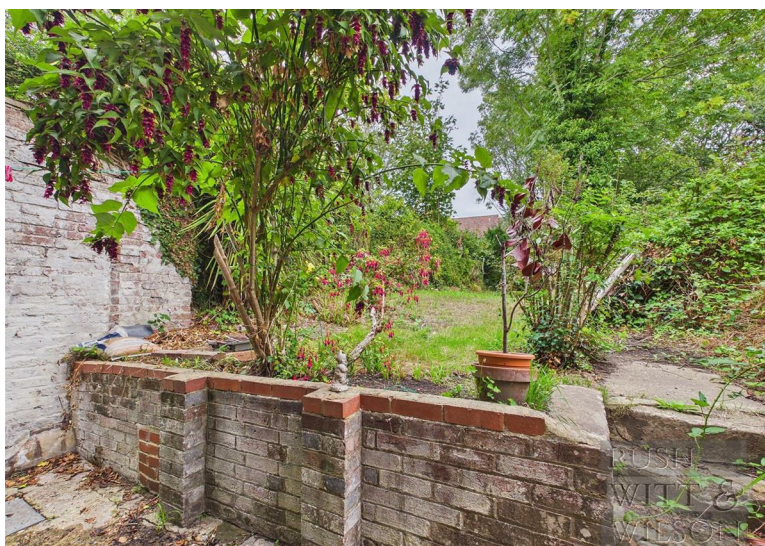


**RUSH
WITT &
WILSON**

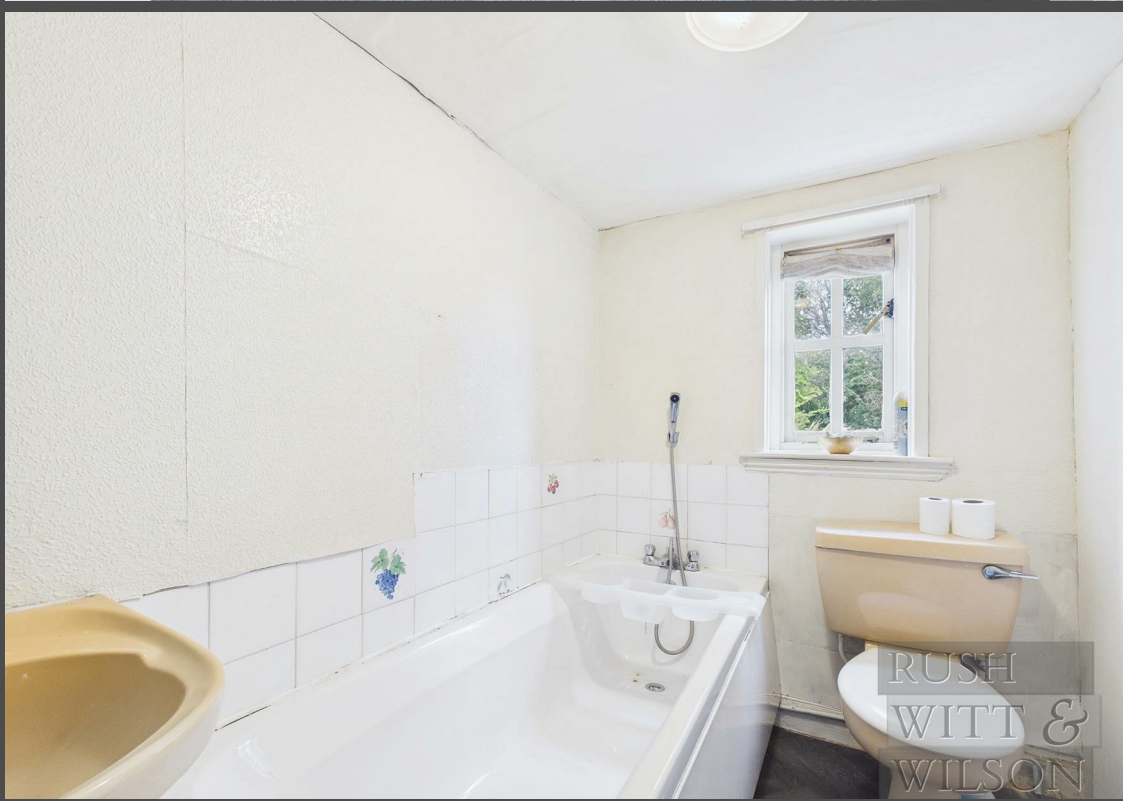


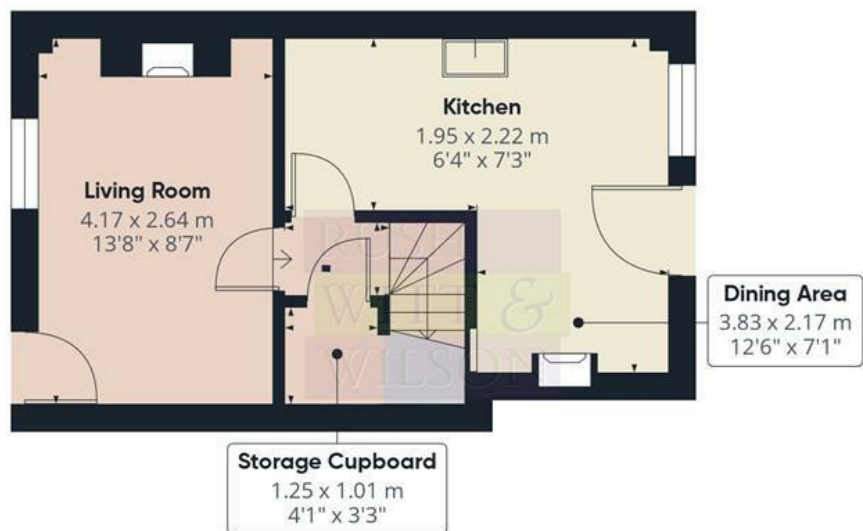
14 Lower Lake, Battle, TN33 0AT
£240,000 Freehold

Tucked away on Lower Lake in the heart of Battle, this Grade II Listed timber framed home with its tile hung façade has stood since the sixteenth century, and it wears its history beautifully. Step through the door and the character reveals itself slowly, a working fireplace to gather around on cold evenings, exposed period beams overhead in room after room, and a layout that opens up far more generously than the modest frontage lets on. Three bedrooms are arranged over two upper floors, two of them along with the bathroom on the first floor and a third tucked beneath the roofline on the second, while the kitchen sits quietly at the rear with room for a dining table and a door out to the garden. Outside, a private rear garden offers a peaceful, easy to manage retreat of your own, a rare find so close to the centre of town. And the setting could hardly be bettered, moments from Battle mainline station with direct trains to London, and an easy stroll from the high street, independent shops, post office, doctors and schools including Claverham Community College and Battle Abbey School. There is scope here to modernise and make the home entirely your own, and with no onward chain, the path to making it happen is refreshingly simple. This is a rare chance to live somewhere with genuine soul, in a location that ties history, community and convenience together.

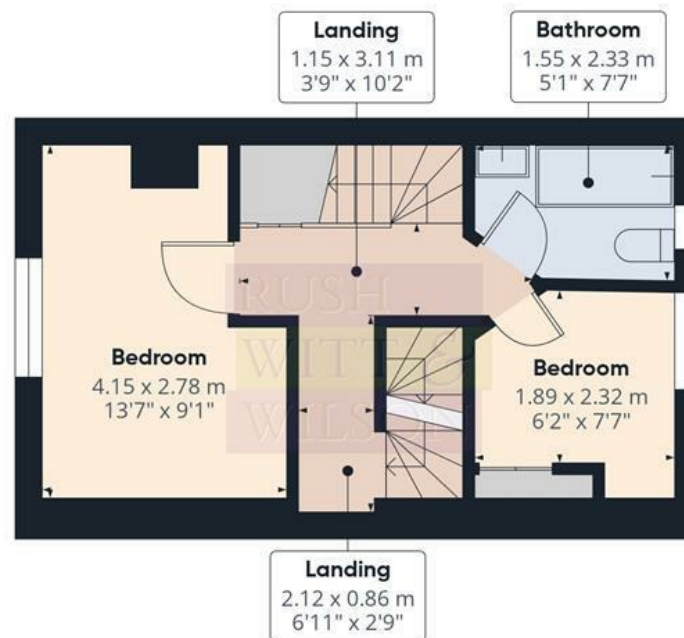




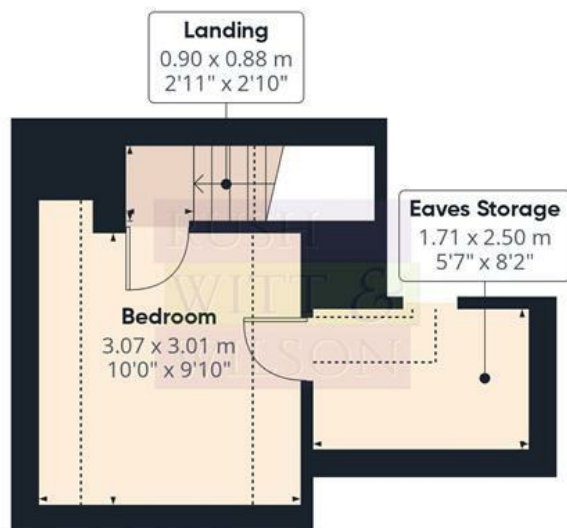




Floor 0



Floor 1



Floor 2



**RUSH
WITT &
WILSON**

Approximate total area⁽¹⁾

66.8 m²

719 ft²

Reduced headroom

6.6 m²

71 ft²

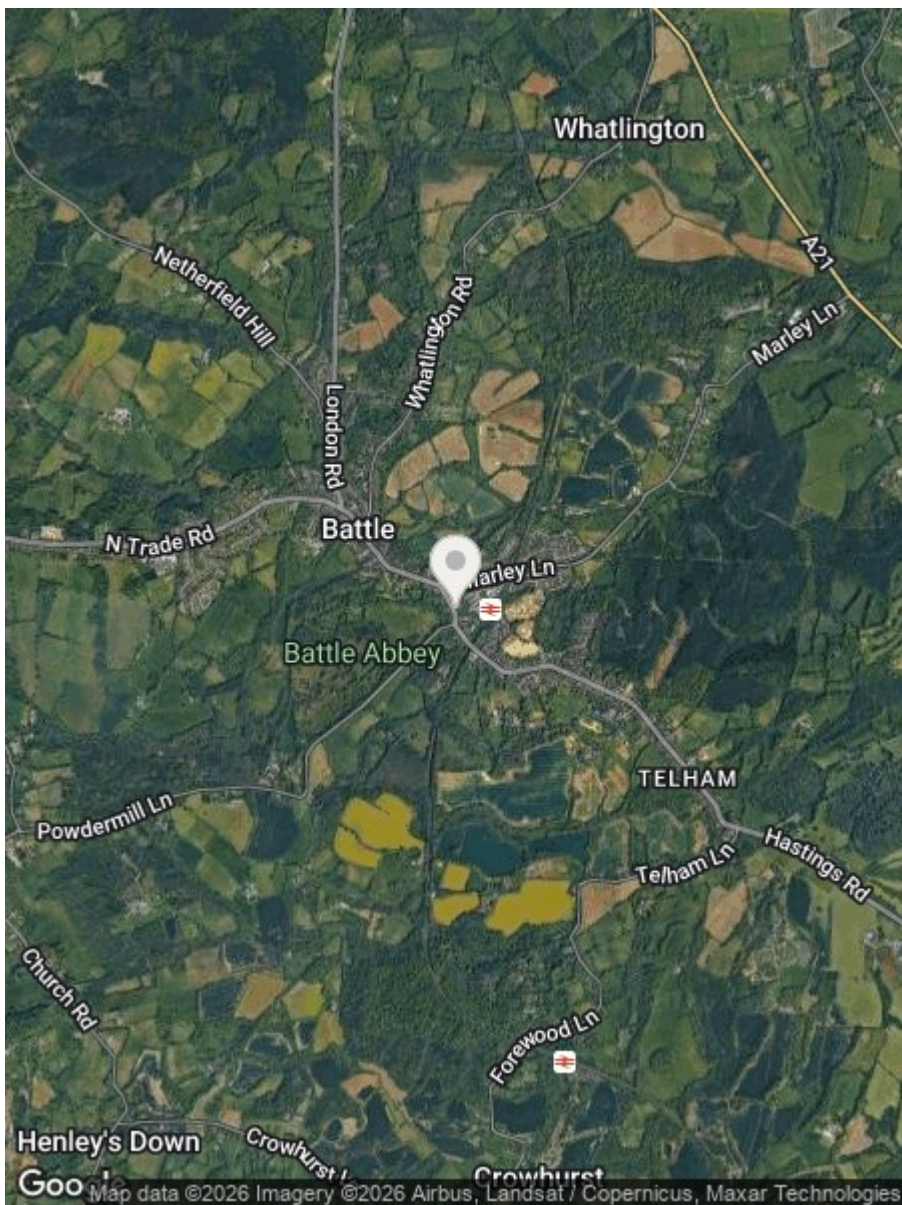
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**