



## 69 Hastings road, Battle

£680,000

Detached Scandia Hus bungalow on a 1.6-acre plot with direct access to Battle Great Wood. Workshop, greenhouse, garage and home office/studio. Walking distance to Battle station, High Street and schools, with a direct line to London Charing Cross.



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Discover this individual, single-storey Scandia Hus, set within a 1.6-acre plot (tbv) with direct access to Battle Great Wood and its own private woodland. Energy-efficient throughout with triple glazed windows, and just a short walk from Battle High Street and the mainline station, it's a property that's genuinely hard to find twice.

Oak flooring runs through the entrance hall and into a dual-aspect sitting room with an open fire, which flows through to a separate dining room and on into a well-equipped kitchen – a layout that works equally well for daily life and for entertaining. Three bedrooms complete the accommodation, all finished with oak flooring, with two benefiting from built-in wardrobes and garden views through their own triple glazed windows. A well-appointed main bathroom and a separate shower room serve the house, and there's scope for further alteration or development, subject to the usual permissions.

Outside, the plot offers generous parking at both the front and side, along with a single garage that includes an attached home office or studio. A separate workshop and greenhouse add further flexibility, whether for personal use or a small business. The gardens themselves are the real draw – an expansive lawn dotted with mature trees and well-stocked borders, leading directly into Battle Great Wood and the property's own area of private woodland.

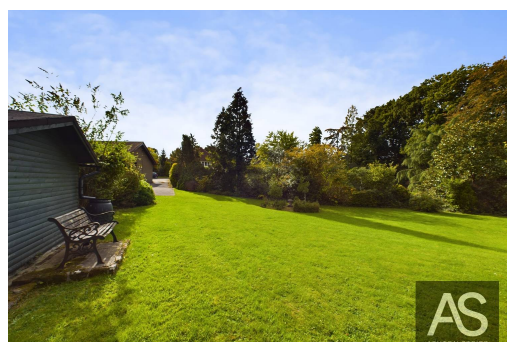
Set close to Battle's schools and amenities, with a direct rail service to London Charing Cross in around 1 hour 20 minutes, this is a rare chance to combine woodland living with everyday convenience.

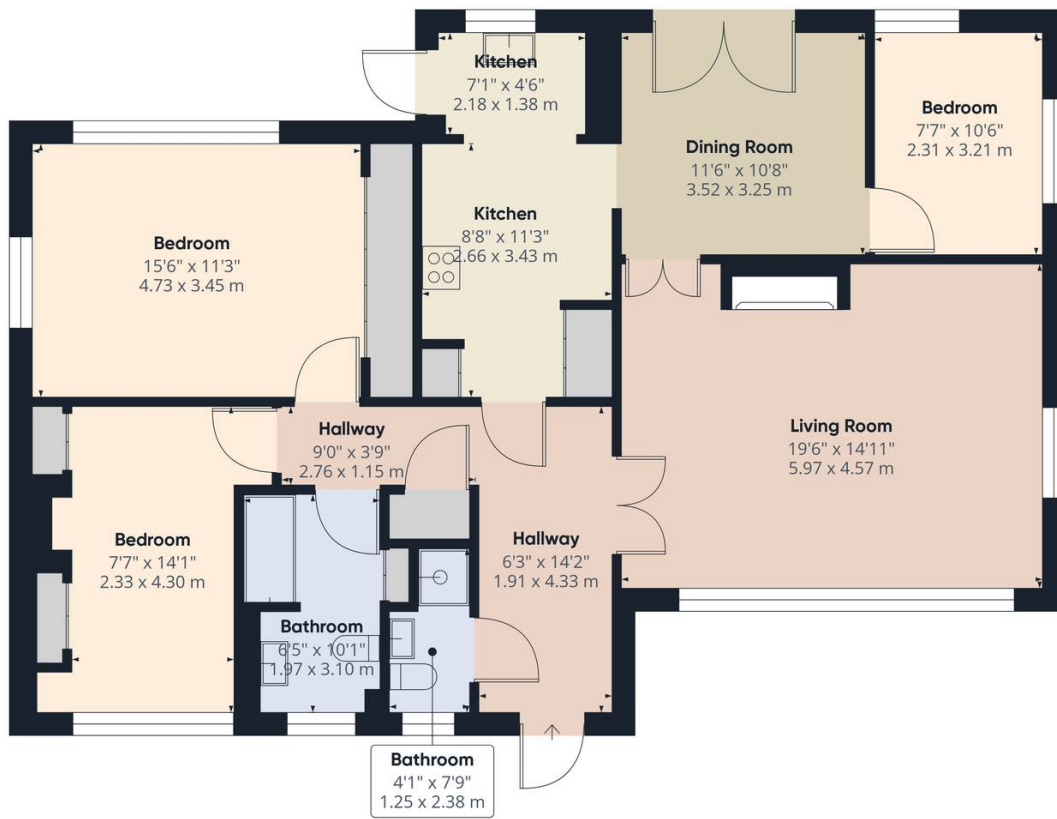


- Detached single-storey Scandia Hus bungalow
- Set within a 1.6-acre plot adjoining Battle Great Wood
- Own area of private woodland, with direct access from the garden
- Triple glazed windows throughout for energy efficiency
- Oak flooring through the hall, sitting room, dining room and bedrooms
- Dual-aspect sitting room with an open fireplace
- Three bedrooms, two with built-in wardrobes and garden views
- Main bathroom plus a separate shower room
- Single garage with attached home office or studio, plus workshop and greenhouse
- Walking distance to Battle High Street, schools and the mainline station, with a direct line to London Charing Cross



Battle is a historic East Sussex market town offering a good range of independent shops, cafés, restaurants and everyday amenities. The town has well-regarded schools, countryside walks and a mainline railway station with direct services to London, while the coast at Hastings is within easy reach.





Approximate total area<sup>(1)</sup>  
1194 ft<sup>2</sup>  
110.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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