

## 4 St. Marys Terrace, Battle

£350,000 Freehold

Charming and characterful home with a log burner, kitchen/diner, two en-suite bedrooms and a versatile top-floor room, finished with a southeast-facing courtyard garden.



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The property is entered via a welcoming hallway which leads directly into the living room. This is a comfortable space featuring a working log burner set within a fireplace, with cream carpeting continuing through and views overlooking the front of the property.

From here, stairs rise between the living room and kitchen/dining area, with the cream carpet continuing throughout.

The kitchen/dining room sits to the rear and is finished with wood-effect laminate flooring. The galley-style kitchen was hand fitted with blue units and wooden wall and base cupboards, complemented by wooden worktops. There is space for a fridge freezer, dishwasher and washing machine, along with a dual fuel gas cooker and electric oven. A Butler sink with chrome fittings overlooks the garden, and the boiler is also housed within the kitchen. The dining area provides space for a table and features a fireplace with room for an electric fire, along with a useful built-in storage cupboard.

On the first floor, the main bedroom is positioned to the right, a double room overlooking the rear, with fitted cupboards, space for wardrobes and cream carpeting. It benefits from an en-suite bathroom fitted with a bath and shower attachment, white pedestal basin, WC, chrome towel rail and stone tiled flooring. The room is partly tiled in stone and mosaic tiles, with a Velux window providing excellent natural light.

To the left is the second double bedroom overlooking the front, with fitted cupboards, also finished with cream carpet. This room has its own en-suite shower room, fully tiled in stone-effect tiles and fitted with a walk-in shower with rainfall head, white basin, WC and chrome towel rail.

From the second bedroom, stairs lead to the top floor, which offers a versatile bedroom, office or snug. This characterful space features cream carpeting, two Velux windows and an exposed brick wall.

Outside, steps lead up to a southeast-facing courtyard garden, providing a pleasant and private space for seating and plants, accessed via double PVC doors.

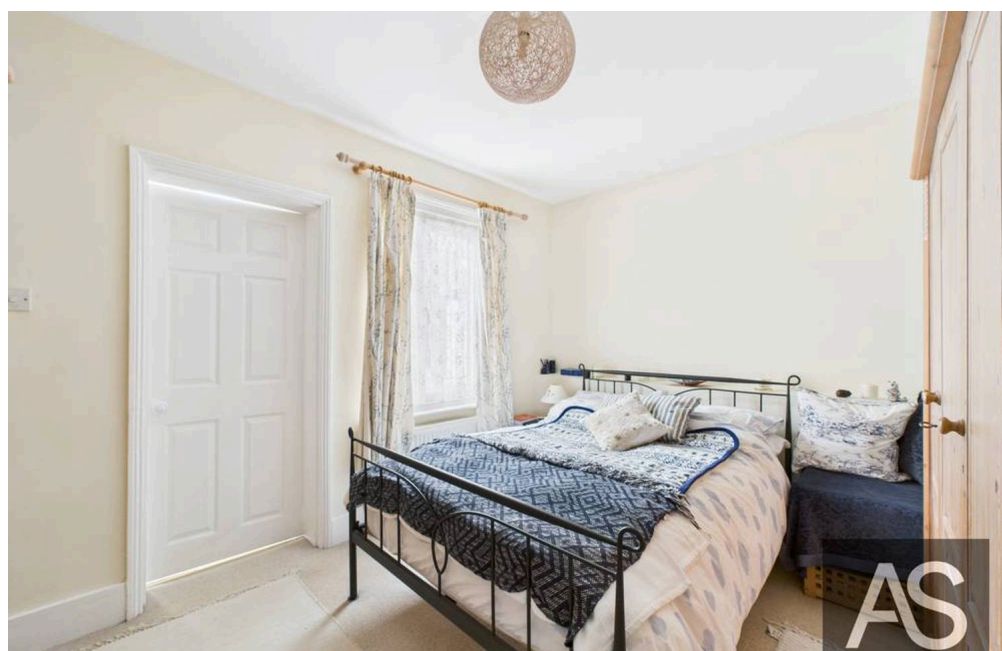
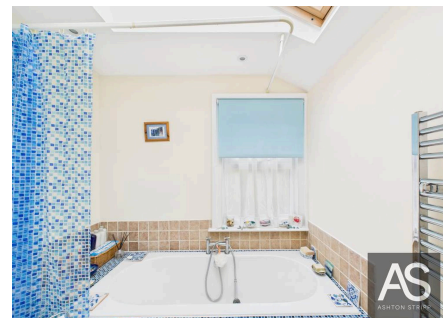
Council tax band C

Gas central heating

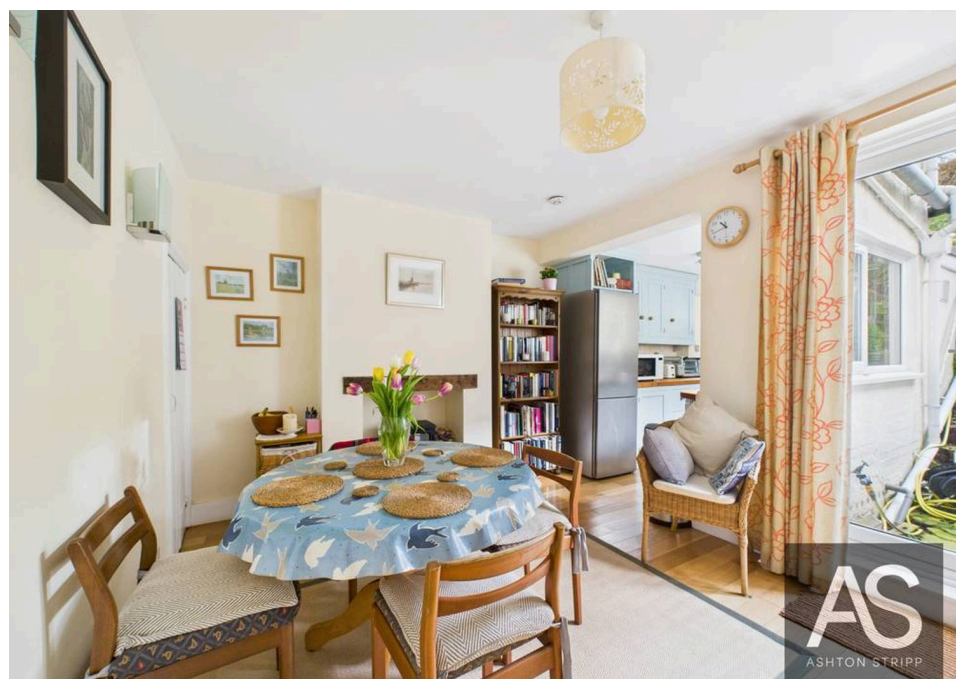
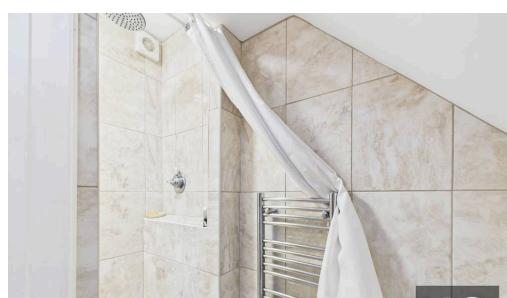
Mains drainage

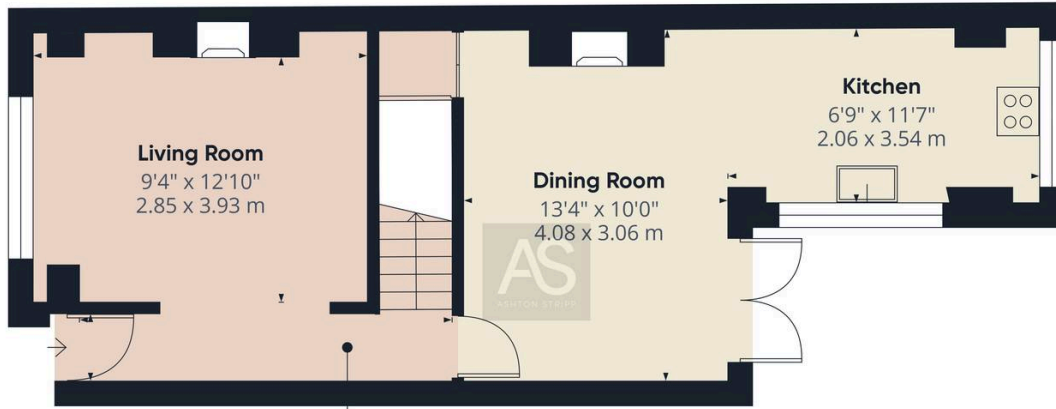


- Characterful home with a working log burner in the main living room
- Living room overlooking the front, finished with cream carpeting throughout
- Kitchen/dining room with wood-effect flooring and space for appliances
- Blue galley kitchen with wooden worktops and Butler sink overlooking the garden
- Dining area with fireplace, space for an electric fire and useful storage cupboard
- Two double bedrooms, each with its own en-suite bathroom or shower room
- Main bedroom with en-suite bath, stone and mosaic tiling and Velux window
- Second bedroom with en-suite rainfall shower and stone-effect tiling
- Versatile top-floor room ideal as a bedroom, office or snug with exposed brickwork
- Southeast-facing courtyard garden accessed via double PVC doors



St Mary's Terrace is a convenient and well-positioned address close to the heart of Battle, within easy reach of the High Street with its range of shops, cafés and amenities. Battle mainline station offers direct services to London, while excellent schools, countryside walks and good road links make this an ideal location for both commuters and families.





**Living Room**  
2'9" x 14'2"  
0.85 x 4.34 m



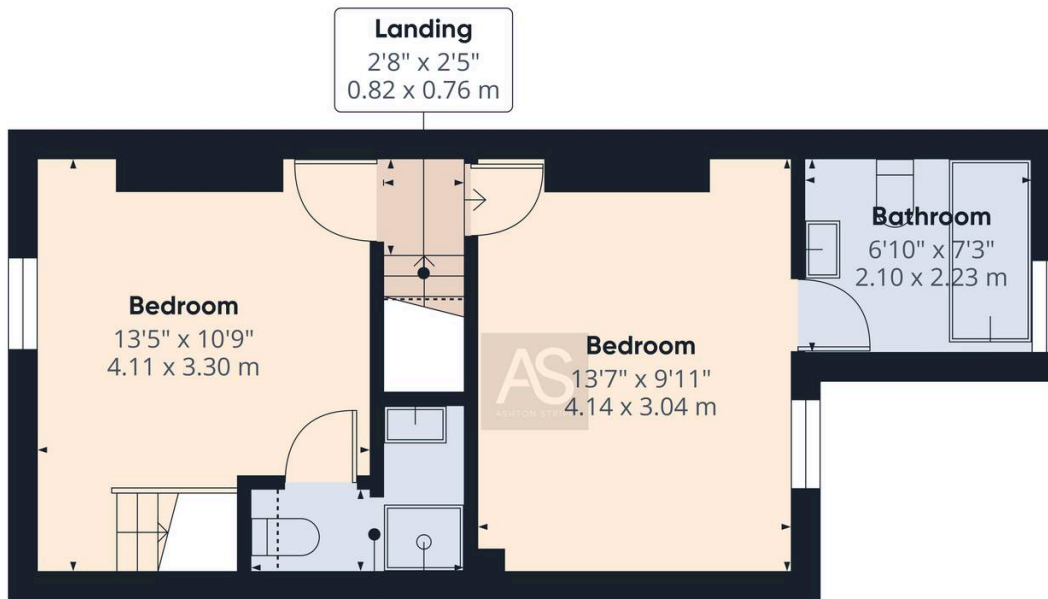
Floor 0

Approximate total area<sup>(1)</sup>  
407 ft<sup>2</sup>  
37.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360



**Bathroom**  
2'10" x 6'9"  
0.88 x 2.07 m



Floor 1

Approximate total area<sup>(1)</sup>  
345 ft<sup>2</sup>  
32.1 m<sup>2</sup>

Reduced headroom  
2 ft<sup>2</sup>  
0.2 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.

GIRAFFE 360