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.

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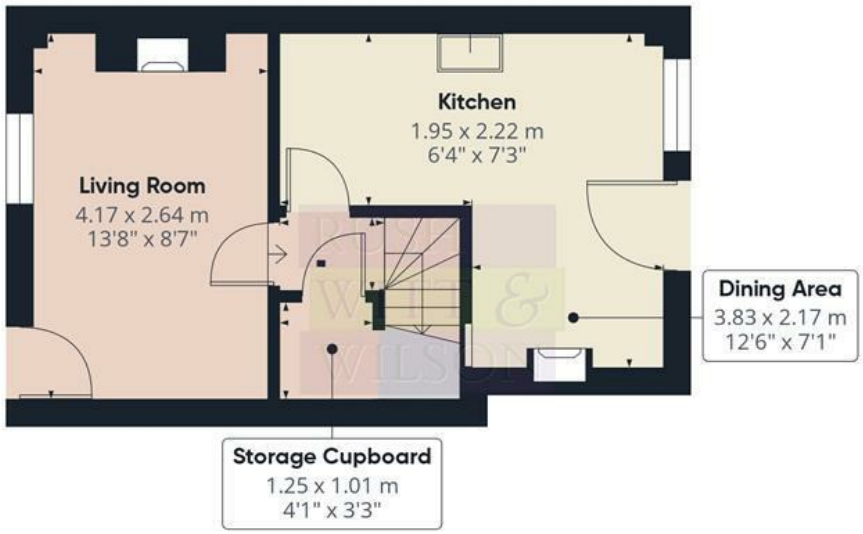
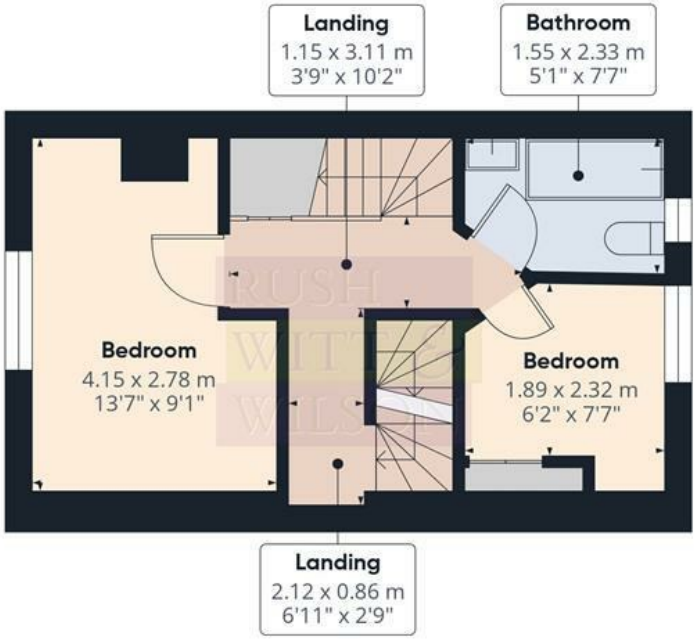
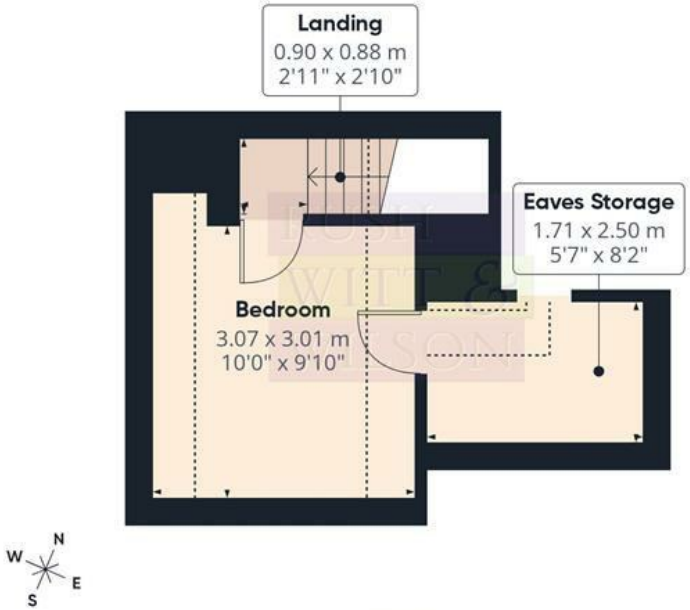


Floor 0



Floor 1



Floor 2

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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.

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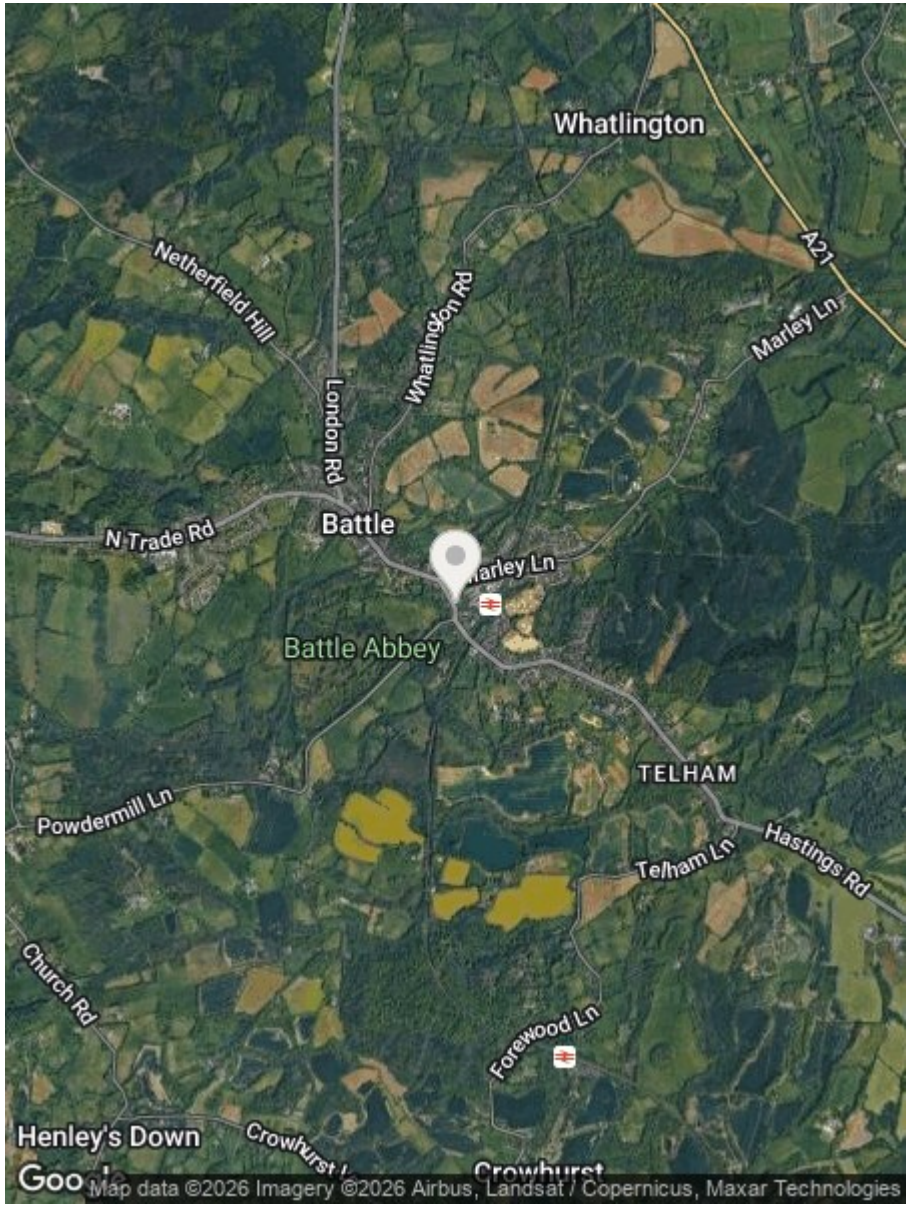

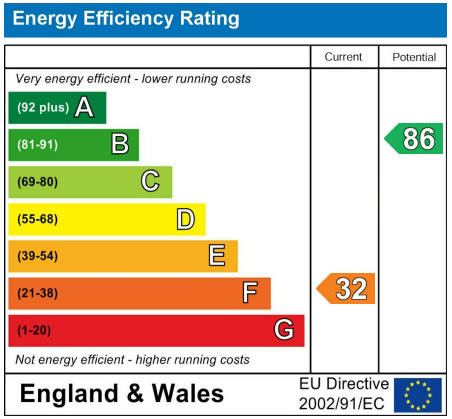

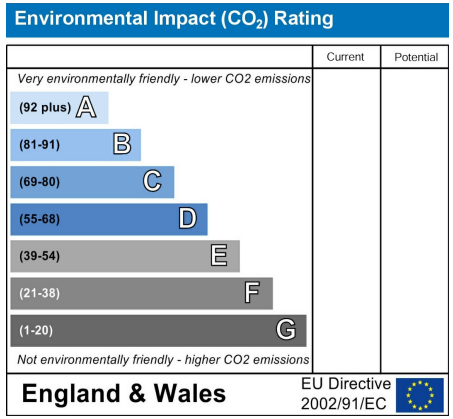

Council Tax Band - C

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.

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