



24 Lillybank Crescent, Battle

£515,000 Freehold

A well-designed four-bedroom home overlooking woodland, a short walk from the high street. Open-plan kitchen and dining space, garden-facing living room, two en-suites, family bathroom, garage and parking – 1,458 sq ft of thoughtfully arranged accommodation



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You enter the property into an open and welcoming hallway, with the staircase directly ahead. To the left is the kitchen dining room, with grey flooring running throughout the ground floor, creating a clean and contemporary feel. The kitchen is fitted with grey wall and base units, complemented by grey laminate worktops, an induction hob, integrated fridge freezer, oven and half oven, and a stainless-steel sink with additional half sink. The dining area sits alongside the kitchen and enjoys attractive views over nearby woodland and open fields, making it a pleasant space for both everyday meals and entertaining. Useful under-stairs storage is conveniently located within the kitchen.

Leading through from the kitchen is the utility room, where the grey wall and base units continue, along with an additional stainless-steel sink. There is space here for both a washing machine and tumble dryer. To the right of the utility room is a downstairs WC, fitted with a white toilet and basin, and continuing the same grey flooring. At the far end of the utility room is a door providing internal access to the garage, which benefits from light and power and offers excellent additional storage space.

To the first floor, the stairs and hallway are finished with cream carpeting, which continues throughout the upper levels. Directly ahead at the top of the stairs is the panelled living room, a well-proportioned and comfortable space featuring cream carpet, shutters, and double doors opening directly onto the rear garden, allowing plenty of natural light. The first room on the left is the family bathroom, fitted with grey flooring and a white suite with chrome fittings. This includes a bath with a shower over and glass screen, a chrome towel rail, built-in storage cupboard, and partly tiled walls finished in grey stone-effect tiles. Next along the hallway is a single bedroom overlooking the front of the property, finished with cream carpet. This is followed by a good-sized double bedroom, also overlooking the front, with cream carpet and its own en-suite shower room. The en-suite features a walk-in shower, partly tiled stone-effect walls, chrome fittings, WC, basin, chrome towel rail, spotlights, and shower controls positioned conveniently as you enter.

A further staircase leads to the top floor. On the right is the principal bedroom, a spacious and light room finished with cream carpet and benefiting from large fitted mirrored wardrobes. This room also enjoys a generous en-suite shower room with grey flooring, stone-effect tiling, spotlighting, a walk-in shower with rainfall and detachable shower head, chrome controls positioned as you enter, a white basin and WC, chrome towel rail, and a large built-in storage cupboard housing the boiler. Centrally on this floor is a further good-sized cupboard housing the water tank. To the left at the front of the property is the final bedroom, enjoying good views and finished with cream carpet, making it an ideal guest room, home office, or additional bedroom.

Outside, the rear garden is accessed via the living room and opens onto a sandstone patio area, ideal for outdoor seating and entertaining. Beyond the patio, the garden is mainly laid to lawn and fully enclosed by fencing. A side gate provides access to steps leading down to the front of the property, offering useful side access. To the front, there is a block-paved driveway providing parking for two vehicles, along with an area of lawn completing the frontage.

Electric charging point in the garage.

Also, there is a Building warranty in place until 2034

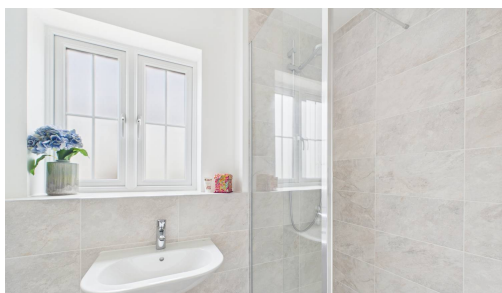
£500 annual service charge for all residents to maintain the grounds.



- OPEN HOME - 8th AUGUST- 10:15am - 11:15am
- Modern townhouse arranged over three floors
- Open-plan kitchen dining room with countryside views
- Contemporary fitted kitchen with integrated appliances
- Separate utility room with internal garage access
- Panelled living room with double doors to rear garden
- Four bedrooms including principal suite with en-suite
- Additional en-suite to guest bedroom plus family bathroom
- Enclosed rear garden with patio and lawn
- Block-paved driveway providing parking for two vehicles

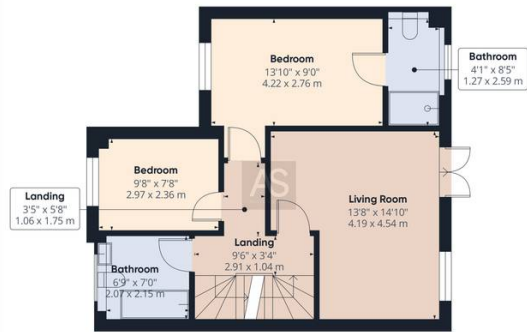


Located at Lilybank, this home enjoys a peaceful residential setting with open outlooks to the rear over woodland and fields. The property is well placed for local amenities, schools and transport links, while offering easy access to nearby green spaces, making it ideal for families and those seeking a balance of convenience and countryside surroundings.

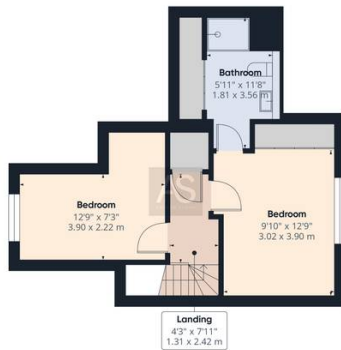




Floor 0



Floor 1



Floor 2

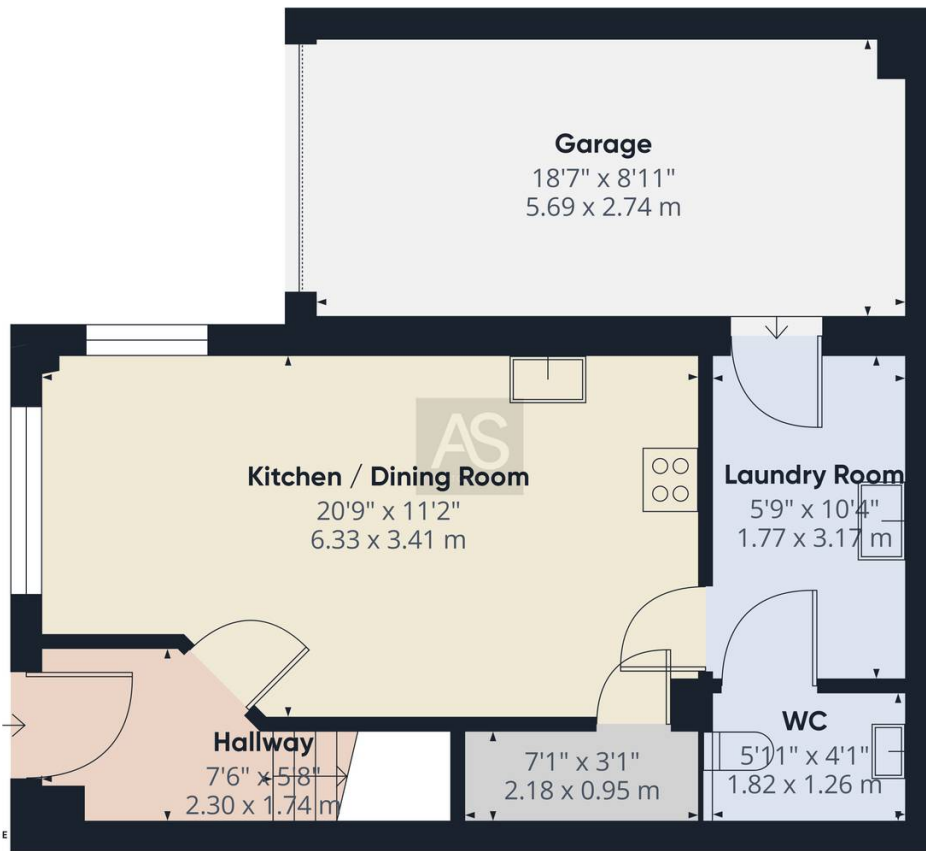


Approximate total area⁽¹⁾
1458 ft²
135.4 m²

(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



Floor 0



Approximate total area⁽¹⁾
552 ft²
51.2 m²

(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