

**RUSH
WITT &
WILSON**



9 Battle Gates, Battle, East Sussex TN33 0JD
Guide Price £500,000 - £540,000 Freehold

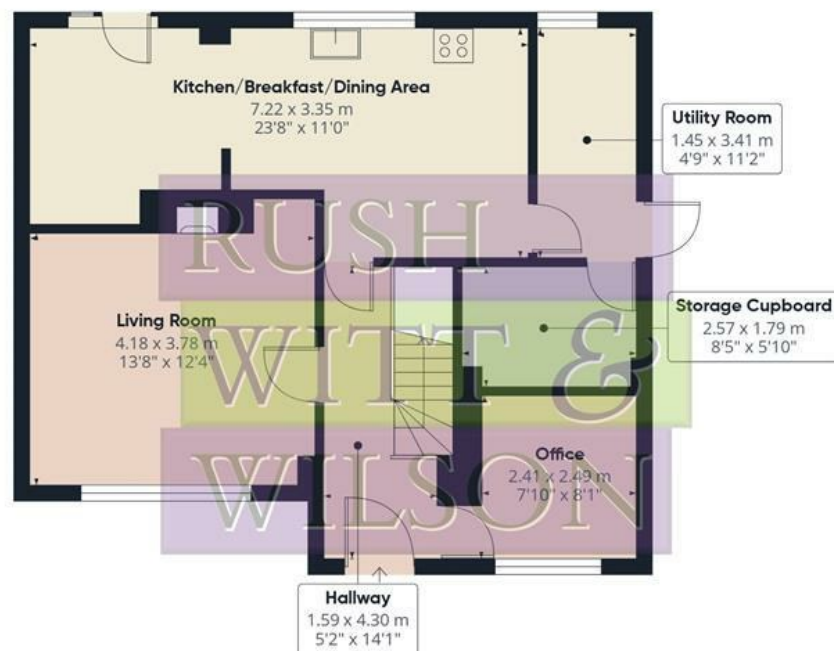
****Guide Price £500,000-£540,000****

Positioned within the ever-popular Battle Gates development, directly opposite Claverham Community College and within easy reach of Battle's historic High Street, mainline station and everyday amenities, this spacious four-bedroom detached home offers an excellent balance of family practicality, entertaining space and work-from-home flexibility. At the heart of the home is an impressive full-width kitchen/dining room spanning the rear of the property - a sociable and versatile space perfect for busy family life, entertaining and day-to-day living. Fitted with extensive storage, generous work surfaces and a breakfast bar, the room also enjoys direct access onto the rear garden, creating an easy indoor-outdoor feel during the warmer months. A separate utility room keeps appliances tucked away, whilst an adjoining storage room offers potential for a downstairs cloakroom if required. To the front, the welcoming sitting room provides a more relaxed retreat with feature fireplace and granite hearth, whilst a dedicated home office offers excellent flexibility for remote working, study or hobbies. Upstairs, four well-proportioned bedrooms are arranged around a central landing, including a principal bedroom with built-in storage and en-suite shower room, alongside a modern family bathroom serving the remaining bedrooms. Outside, the rear garden is mainly laid to lawn with a paved seating terrace ideal for outdoor dining and entertaining, together with useful side access. To the front, a private driveway provides off-road parking alongside additional lawned frontage. The location is particularly appealing for families and commuters alike, with highly regarded schooling, local amenities, green spaces and Battle station all conveniently close by. Battle's thriving High Street, independent cafés, pubs and historic Abbey all help make this one of the area's most consistently sought-after locations.









Floor 0



Floor 1

Approximate total area⁽¹⁾

111.1 m²

1196 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

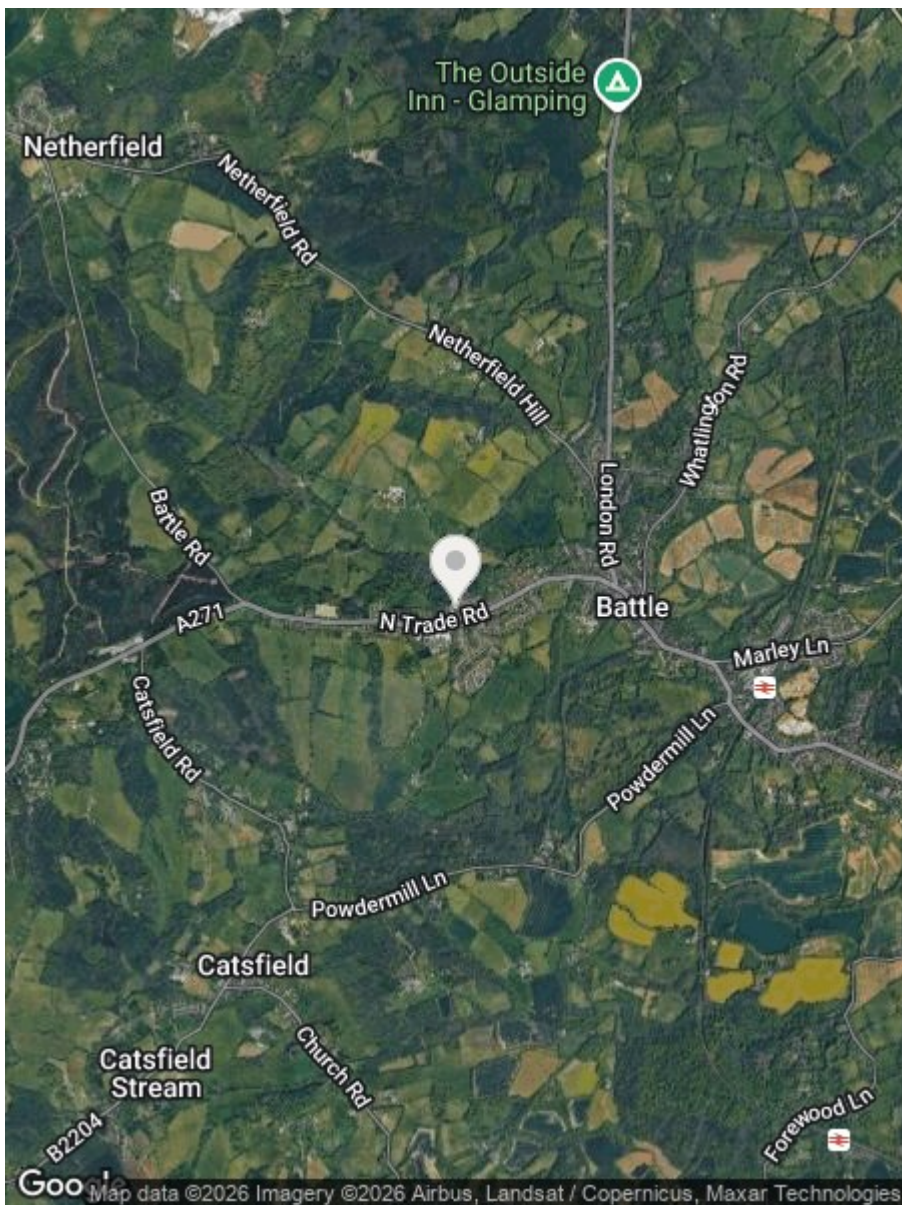
Reduced headroom

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.

GIRAFFE 360





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

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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