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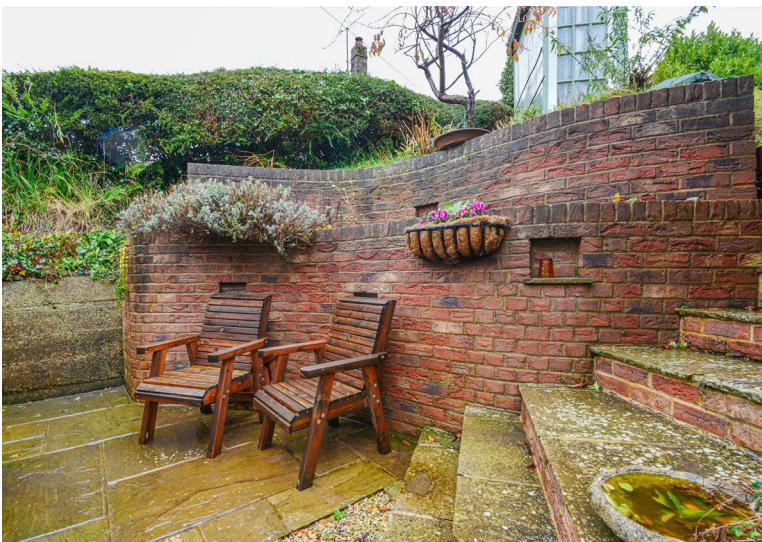
**Little Orchard Marley Lane, Battle, East Sussex TN33 0BB  
£249,950**

Nestled on Marley Lane in the picturesque town of Battle, this charming semi-detached cottage presents a delightful opportunity for those seeking a quaint yet convenient lifestyle. Just a short stroll from the vibrant High Street and the mainline station, which offers direct services to London Charing Cross, this property is perfectly positioned for both commuters and those who enjoy the local amenities.

As you enter, you will be greeted by a wealth of period features that add character and warmth to the home. The exposed timbers, wooden latch doors, and a cosy fireplace with a wood-burning stove create an inviting atmosphere, perfect for relaxing evenings. The cottage comprises a charming kitchen, a sitting room, and a well-appointed ground floor bathroom, along with a separate cloakroom for added convenience. The bedroom offers a peaceful retreat, ideal for restful nights.

The exterior of the property is equally enchanting, featuring a beautifully landscaped cottage garden. This outdoor space includes a summerhouse and a breeze house, making it an ideal setting for al fresco dining and entertaining friends and family.

Offered chain-free, this delightful cottage is not only a perfect holiday let or lock-up-and-leave retreat but also a lovely manageable property for those looking to downsize or enjoy a simpler lifestyle.



The property is approached via a gated pathway leading to a covered entrance with exterior lighting and wooden and glazed door into:-

### **Entrance Porch**

Large walk-in storage cupboard housing a Worcester central heating boiler, slate tiled floor.

### **Cloakroom**

Small frosted window, low level wc, radiator.

Step down from entrance into:-

### **Kitchen**

8'9 x 5'6 (2.67m x 1.68m)

Traditional farmhouse style kitchen, window overlooking garden, base and drawer units with a wall mounted glass display cabinet, fitted shelving, roof line window providing plenty of natural light, part tiled walls, butler sink with mixer tap, space for cooker, Victorian style radiator, Chinese slate flooring.

### **Bathroom**

Frosted window to rear aspect, bath with shower attachment, painted wood panelled walls, tiled surround round bath and shower, circular wash hand basin with mixer tap, heated towel rail, fitted corner medicine cabinet.

### **Sitting Room**

12'8 x 10'6 (3.86m x 3.20m)

Window to front aspect, Victorian style radiator, parquet flooring, open fireplace with small bressumer style beam, wood burning stove on an exposed brickwork heart, exposed wall and ceiling timbers, wall mounted lighting under stairs storage cupboard housing meters.

### **First Floor**

### **Landing Area**

Small window to front aspect, Victorian style radiator.

### **Bedroom**

13'5 x 10'9 (4.09m x 3.28m)

Window to front aspect, Victorian style radiator, feature fireplace with bressumer style beam and exposed brickwork chimney, loft hatch and built-in cupboard, exposed timbers.

### **Outside**

#### **Rear Garden**

The attractive rear gardens are a particular feature of this property with Indian sand stone walled terrace with flower planted borders, outside tap, log store and exterior lighting. Steps lead up to the main rear garden which is laid to lawn and is a nice private setting which also includes a breeze house perfect for outside dining with outside heaters, a timber store and a summerhouse.

#### **Summer House**

8'6 x 8'6 (2.59m x 2.59m)

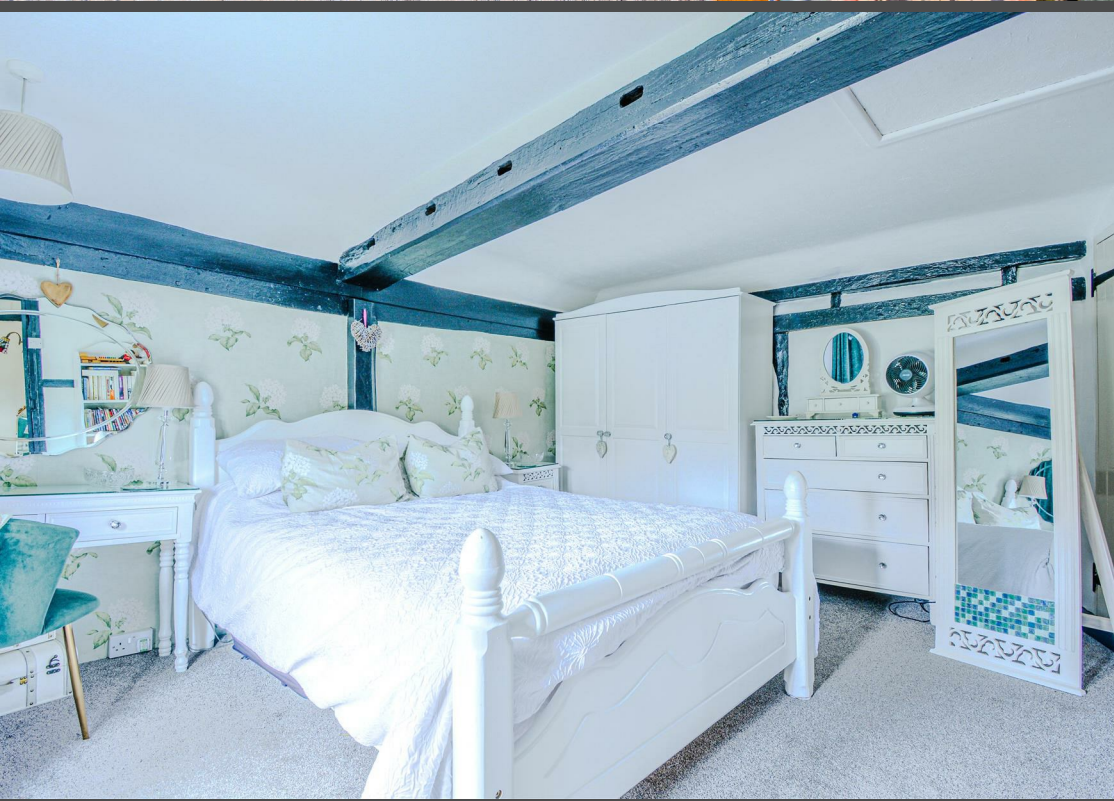
The summer house is currently used as outdoor accommodation.

#### **Agent Notes**

None of the services or appliances mentioned in these sale particulars have been tested.

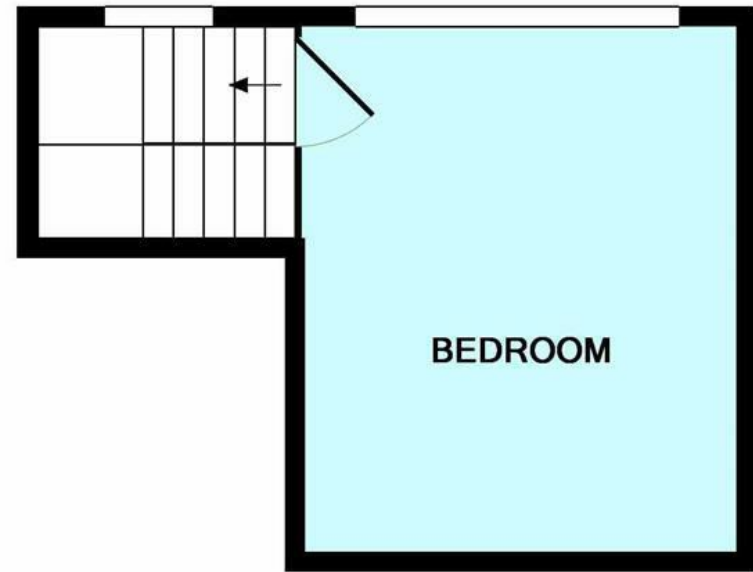
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - C





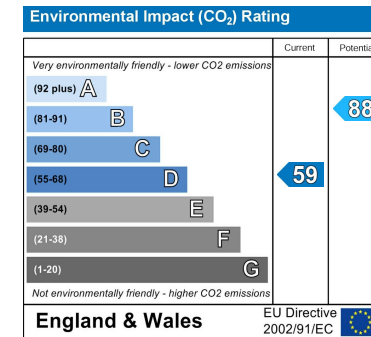
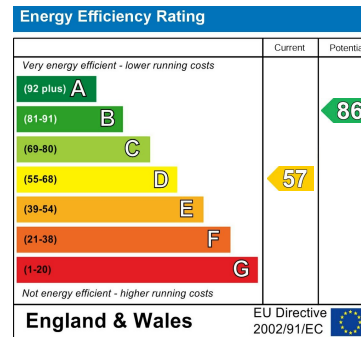
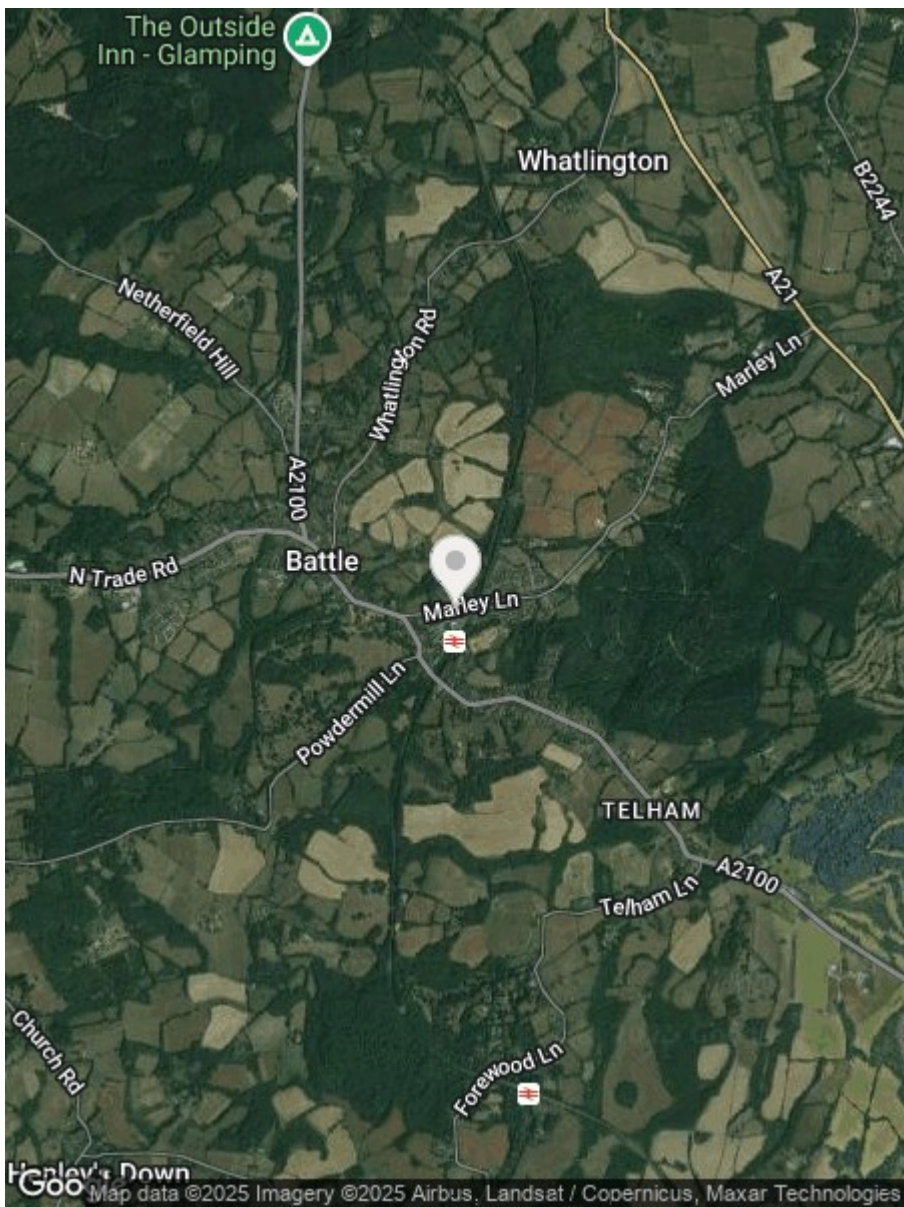
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 318 SQ.FT.  
 (29.5 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 183 SQ.FT.  
 (17.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 501 SQ.FT. (46.5 SQ.M.)  
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