

**RUSH
WITT &
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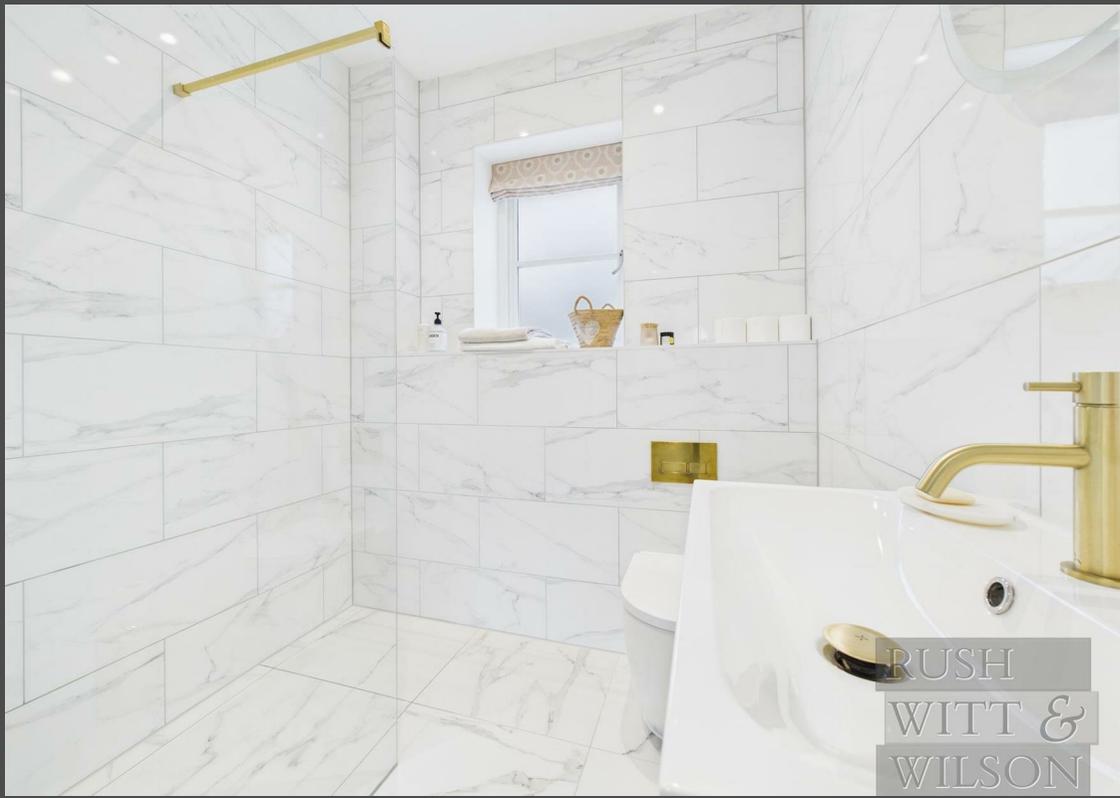
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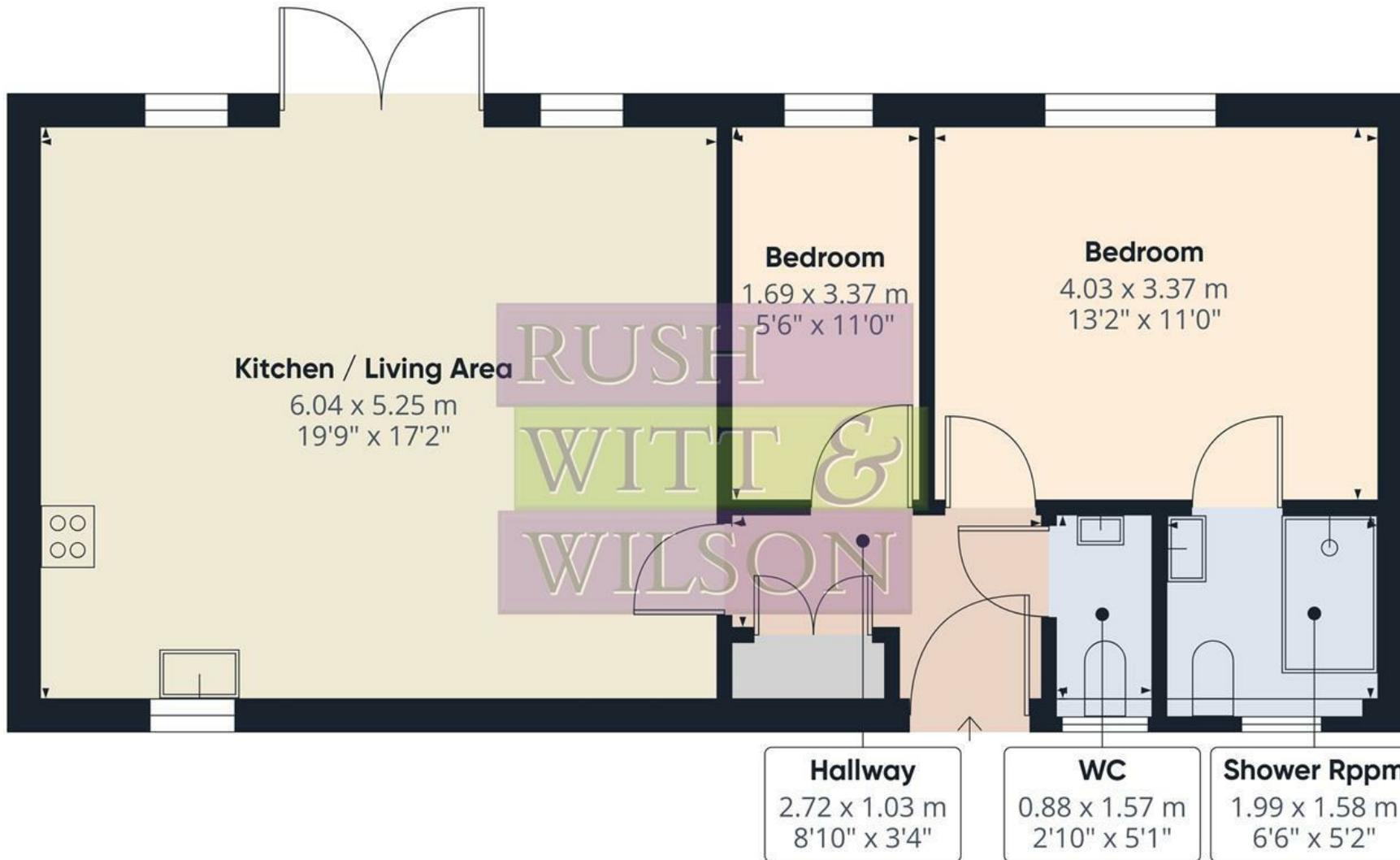
**2 Lassen Court High Street, Battle, TN33 0EZ
Offers In The Region Of £399,995 Freehold**

A stunning, contemporary two-bedroom mid-terrace bungalow, just a few years old and still benefiting from new build warranties, perfectly combining modern style, effortless comfort, and rare convenience in the heart of Battle. Bathed in natural light, the open plan lounge/kitchen/dining area impresses with soaring vaulted ceilings and striking transom beams, while wood-effect flooring and a sleek, beautifully fitted kitchen create a warm, welcoming environment ideal for relaxing or entertaining. The master bedroom enjoys a luxurious ensuite, complemented by an additional WC, while every detail of the home has been thoughtfully designed to maximise space, light, and comfort. Outside, the private, low-maintenance garden is a true sanctuary, with a patio area and premium astro turf providing an immaculate, easy-care space to enjoy throughout the year, while gated off-road parking offers a rare sense of security and exclusivity. Just seconds from Battle High Street, the property is perfectly placed for shops, cafés, restaurants, highly regarded schools, scenic country walks, and the mainline station, effortlessly blending village charm with modern convenience. Whether as a stylish lock-up-and-leave, a comfortable family home, or a premium Airbnb investment, this exceptional home offers a lifestyle rarely found in this coveted location—properties of this calibre are simply a once-in-a-lifetime opportunity.









Approximate total area⁽¹⁾

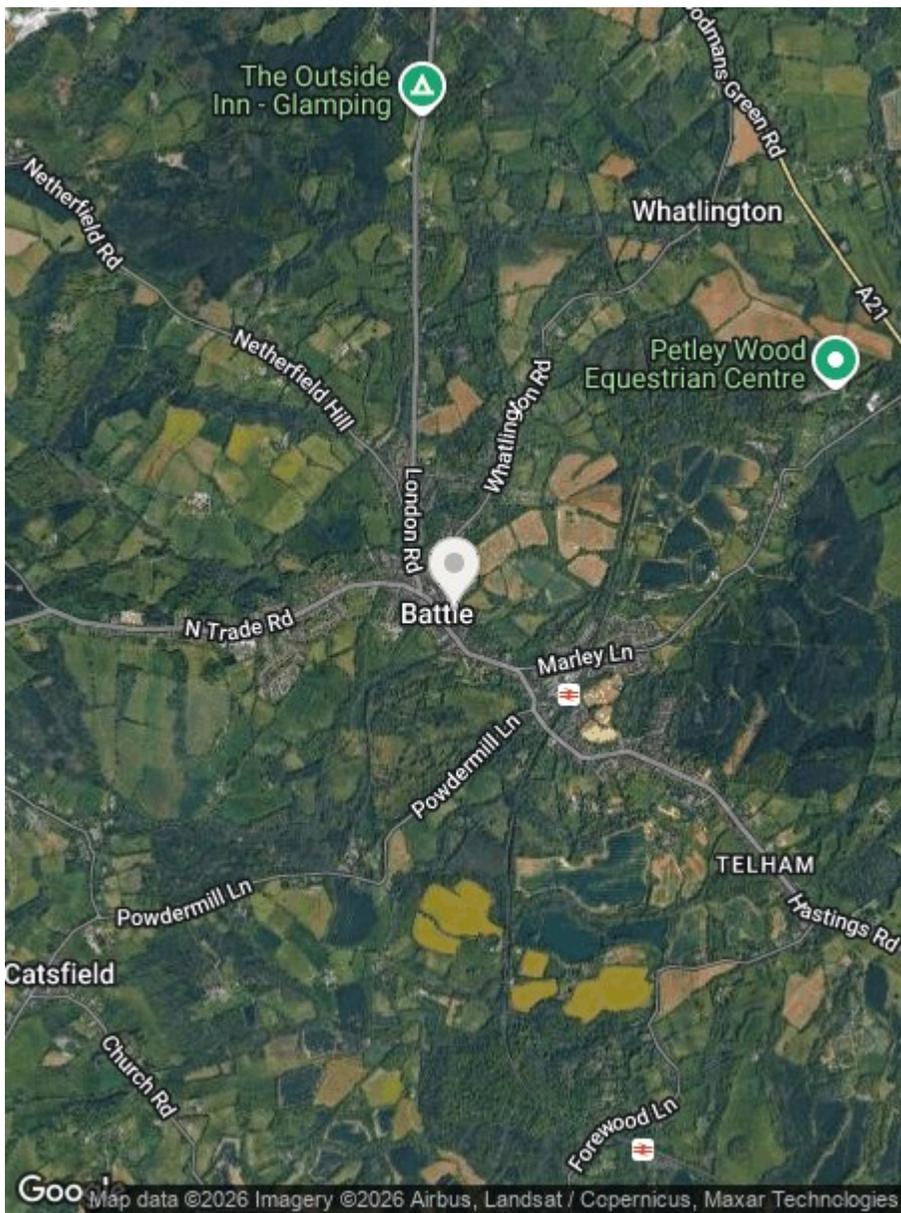
61.4 m²
662 ft²

(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.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		81
(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 	

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 	

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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