

**RUSH
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**15 Senlac Gardens, Battle, East Sussex TN33 0AX
£425,000 Freehold**

A beautifully presented four bedroom semi-detached home offering generous and versatile living space throughout, ideal for modern family life. To the front, a large shingled driveway provides ample off-road parking and includes a useful log/bin store. Upon entering, the entrance hall gives access to stairs leading to the first floor, along with a handy utility room complete with wc. From here you flow into the impressive open-plan kitchen/dining room, which also benefits from a separate storage cupboard. The kitchen itself is the true hub of the home, featuring a breakfast bar, ample worktop space and a good range of cupboard units. This space connects seamlessly through to the living room, a real retreat within the home, offering plenty of space, a cosy log burner perfect for winter evenings, and bi-folding doors opening directly onto the garden. Upstairs, you'll find four well-proportioned bedrooms and a family bathroom. The master bedroom benefits from its own en-suite, while two of the further bedrooms include converted loft space, offering additional room to adapt to your needs. Ideally located, the property is just a short stroll from the mainline railway station, the historic market town high street, and the renowned Battle Abbey. Popular countryside walks are close by, and the home is also conveniently placed near highly regarded local schools. The garden is a fantastic and versatile outdoor space, including raised planters ideal for growing vegetables and flowers, a large shed/workshop, and an additional storage shed to the side of the property with its own side access gate. An Indian sandstone patio area provides space for outdoor entertaining, while a generous lawned area is bordered by mature trees and shrubbery, offering excellent privacy.

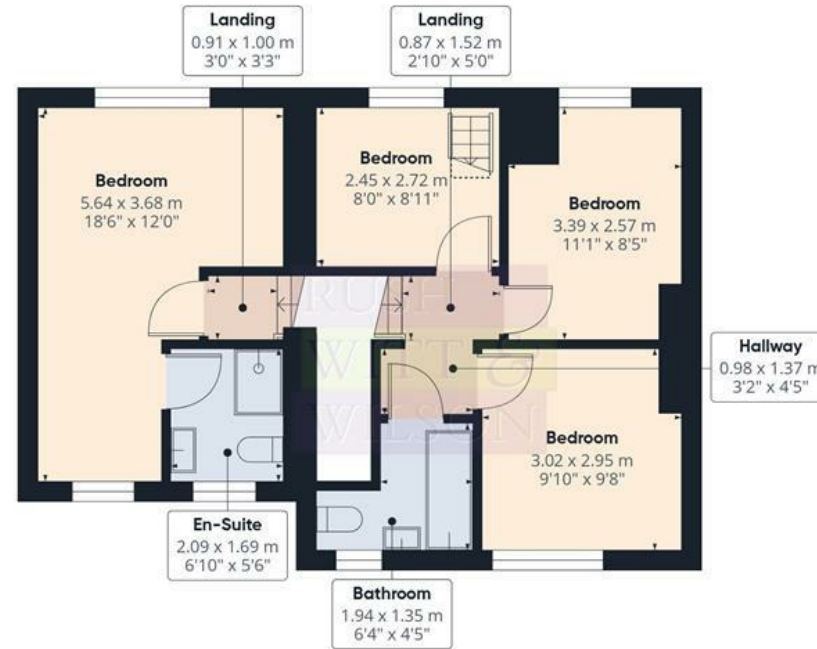




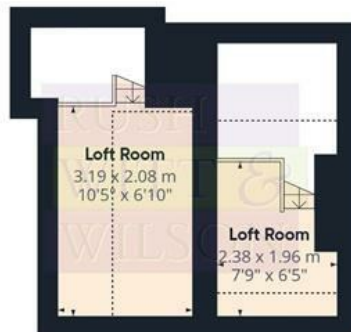




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

117.8 m²

1269 ft²

Reduced headroom

4.1 m²

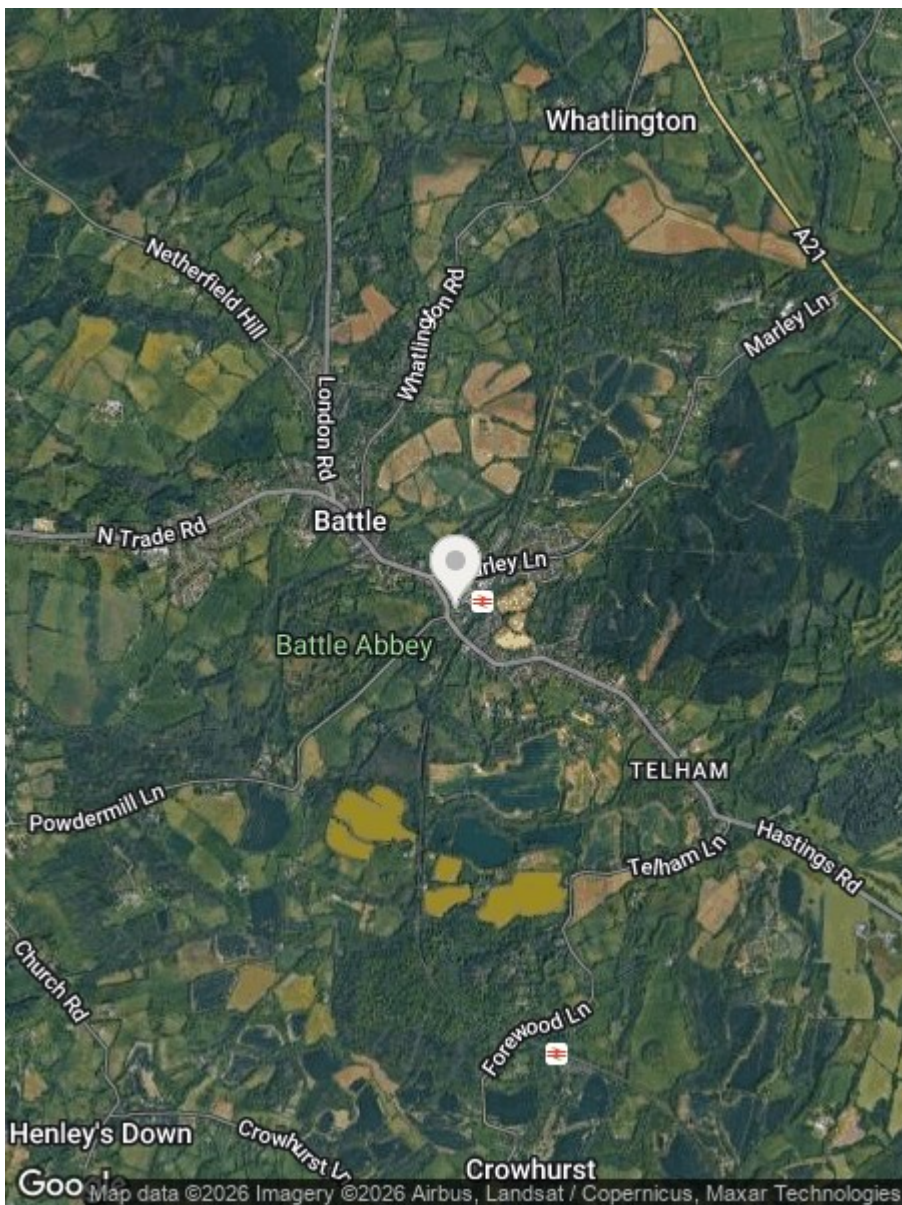
44 ft²

(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.



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		
		78
	65	
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.

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**RUSH
WITT &
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**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**