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**Roseacre Crazy Lane, Battle, East Sussex TN33 0QT**  
**Guide Price £400,000 -£425,000 Freehold**



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**Charming Detached Bungalow in Idyllic Village Setting** nestled along a desirable lane in the sought after village of Sedlescombe, this detached two-bedroom bungalow offers a wonderful balance of seclusion and accessibility just moments from the historic town of Battle and the coast at Hastings. Set within a large wrap-around garden, the property enjoys a high degree of privacy, thanks to mature trees, established shrubs, and a peaceful leafy outlook. Inside, the accommodation includes a modern fitted kitchen, two shower rooms (including an en suite to the main bedroom), a cosy living room with an open fireplace, and a delightful sun room that takes full advantage of the surrounding gardens and far-reaching countryside views. With excellent potential to extend (subject to the necessary planning permissions), off-road parking, and an extremely tranquil setting, this home offers an ideal opportunity for those seeking a slice of village life while remaining within easy reach of nearby towns and local amenities.



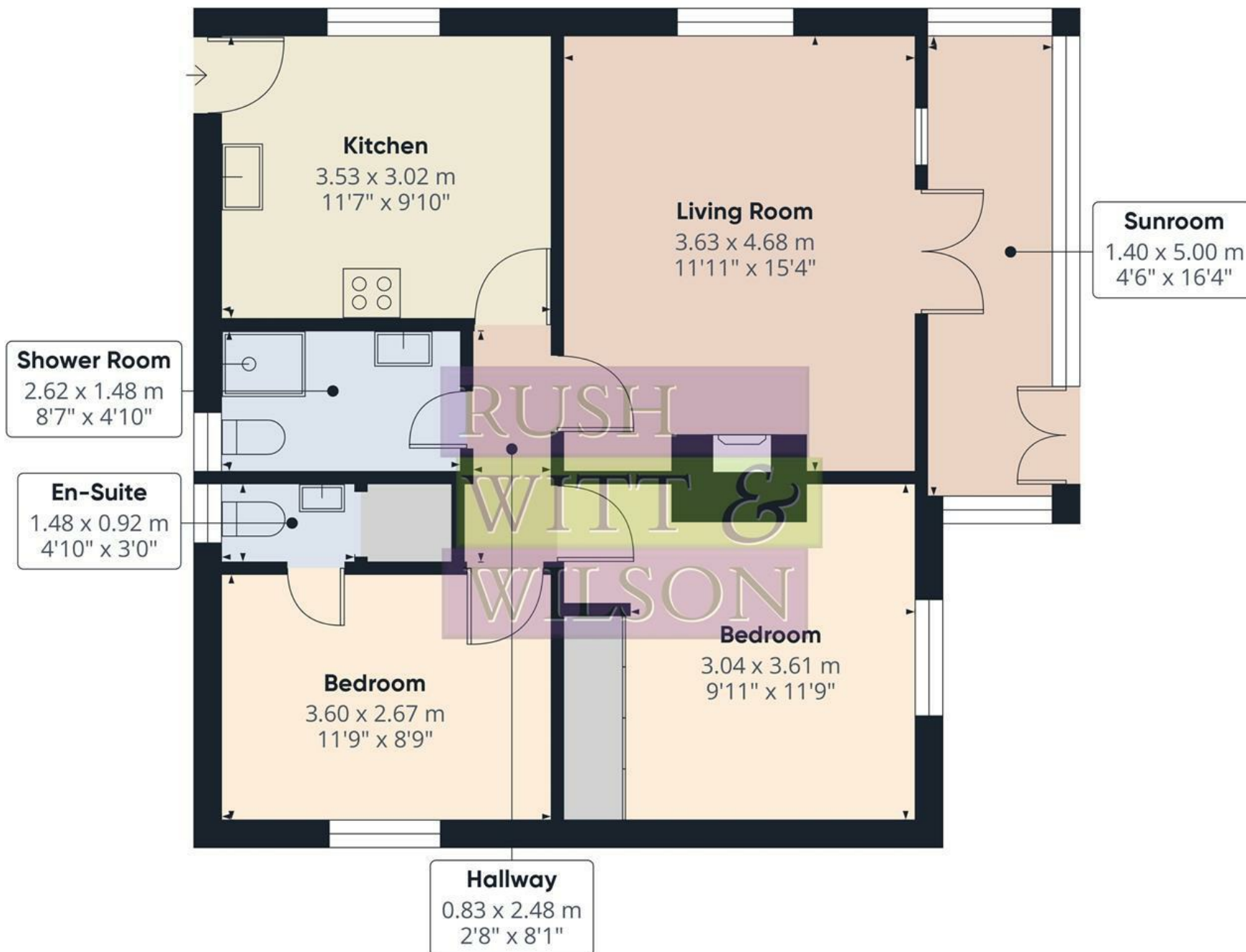












Approximate total area<sup>(1)</sup>

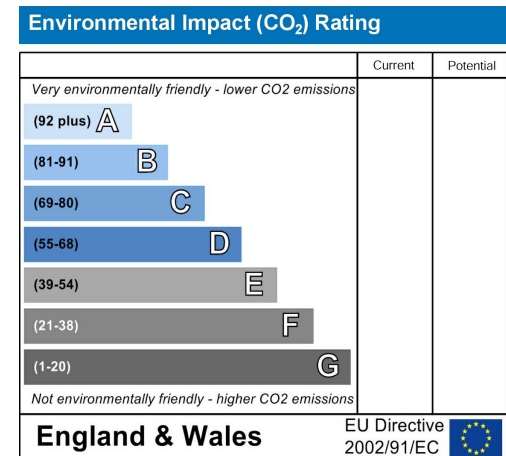
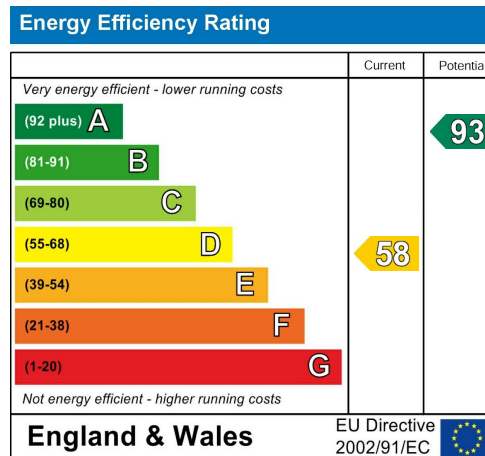
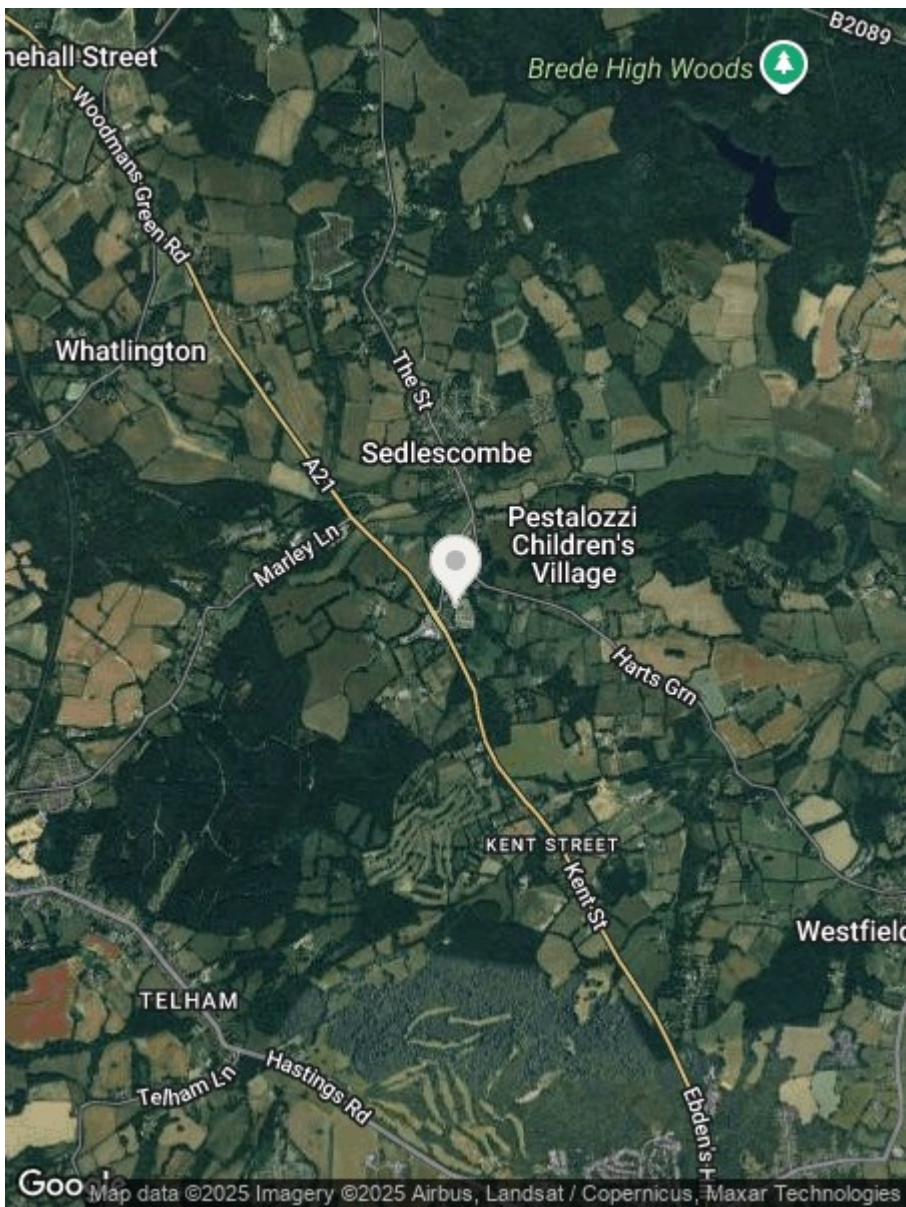
64.9 m<sup>2</sup>

699 ft<sup>2</sup>

(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**



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 – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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