

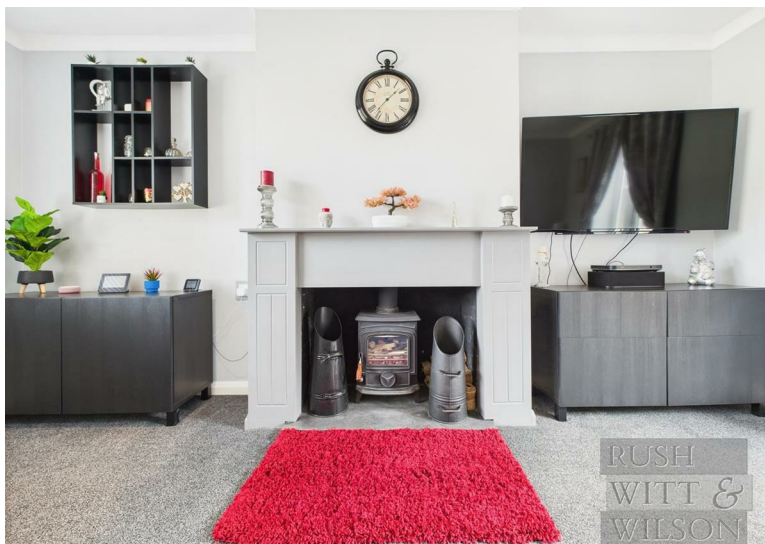
**RUSH
WITT &
WILSON**



RUSH
WITT &

**24 Senlac Gardens, Battle, East Sussex TN33 0AX
£450,000 Freehold**

A spacious and naturally light-filled family home in the heart of Battle — ideally located within walking distance of the High Street, popular schools, the mainline station, local amenities, and scenic woodland walks. This extended end-of-terrace property offers generous living space throughout, finished to a high standard, with further scope to adapt and personalise to suit your needs. The ground floor includes a bright and modern double-aspect kitchen/diner, a stylish shower/utility room, and a large double-aspect lounge with a log burner — all flooded with natural light. Upstairs, you'll find three double bedrooms, including a double-aspect master, and a spacious family bathroom. Outside, the wraparound garden features a front lawn, a generous side garden with brick steps leading to a further lawn, and a decked seating area with a timber roofed covering. A substantial summerhouse/garden room with attached shed/store areas adds further versatility. There is also ample off-road parking for multiple vehicles. A truly impressive home offering light, space, and flexibility in a sought-after central location.

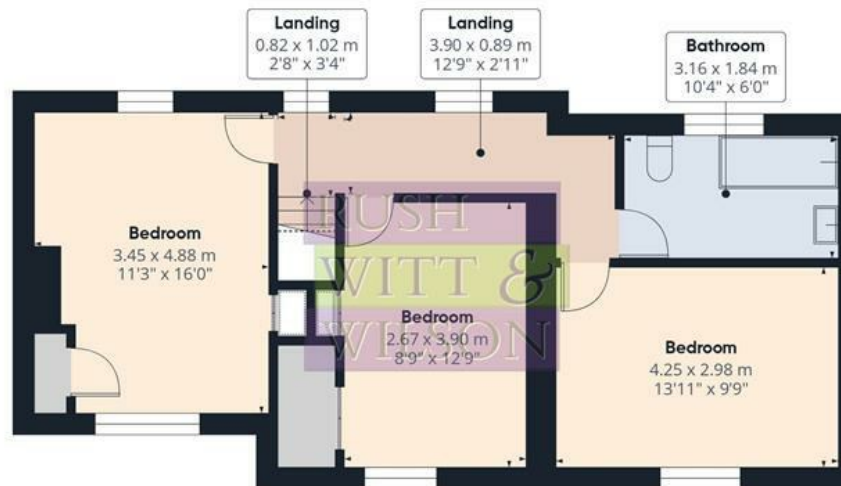




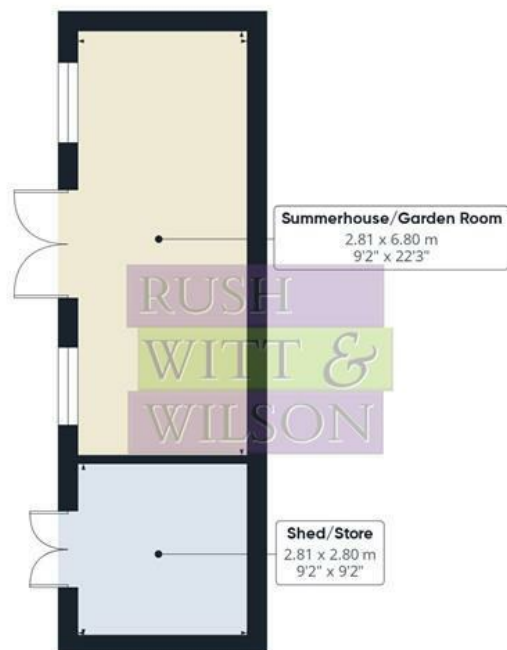




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

134.6 m²

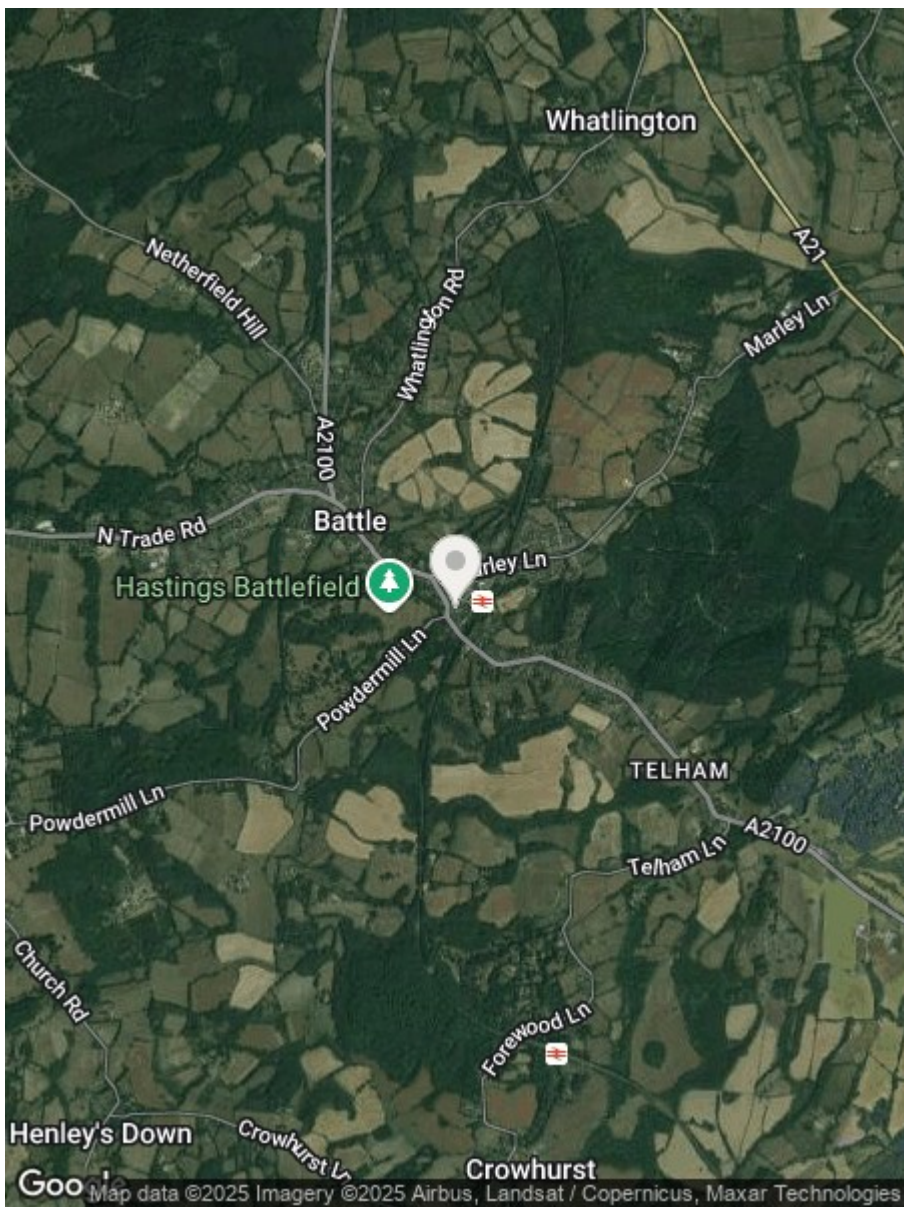
1450 ft²

(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		
England & Wales	EU Directive 2002/91/EC	74

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	

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 – B

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.

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



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