

**RUSH
WITT &
WILSON**



Byways North Trade Road, Battle, TN33 0HB
Guide Price £400,000 - £475,000 Freehold

*****GUIDE PRICE £400,000-£450,000*****

Located on the ever-popular North Trade Road in Battle, this bright and welcoming Chain Free, three bedroom detached chalet style home offers generous accommodation, excellent versatility and superb convenience to the town's amenities. The property features three well proportioned bedrooms, including a particularly spacious master bedroom on the first floor with useful eaves storage. A family bathroom and additional WC serve the home, while the ground floor enjoys a large sitting room, a modern fitted kitchen, and a generous dining room ideal for entertaining. A further versatile reception room provides valuable additional space, lending itself perfectly to an office, hobbies room, annexe potential or multi-generational use. Within walking distance you'll find Battle's historic High Street, a range of local amenities, the mainline railway station, highly regarded schools and beautiful woodland walks — making this an ideal setting for families and commuters alike. Outside, the home offers excellent off road parking for multiple vehicles, with a driveway that continues to the rear courtyard and timber garage. Further access leads around to an additional side courtyard, which loops back to the front garden, offering a practical and enclosed arrangement of outdoor spaces. The property's crisp white cladding gives it a bright, attractive exterior, and this sense of light continues internally, complemented by exposed floorboards in parts of the home. There is also exciting scope for a new owner to update and personalise the property to their own tastes from the outset.







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Floor 0

Approximate total area⁽¹⁾

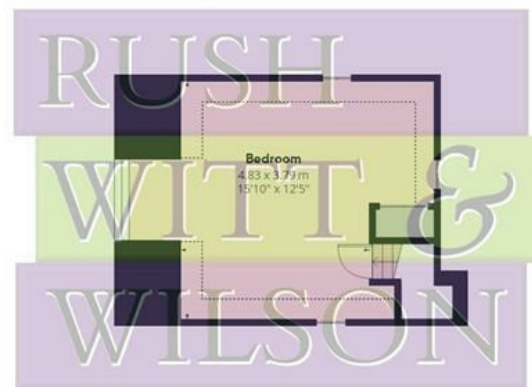
157.1 m²

1689 ft²

Reduced headroom

6.4 m²

69 ft²



Floor 1

(1) Excluding balconies and terraces

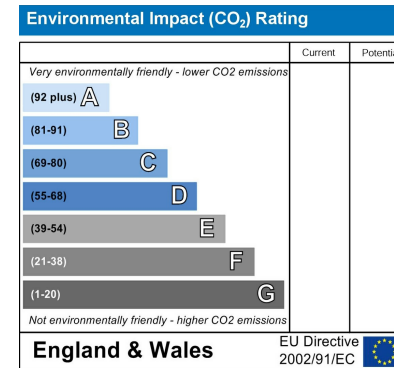
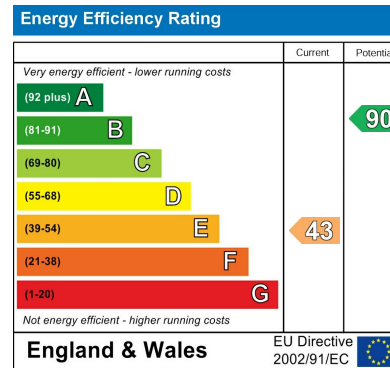
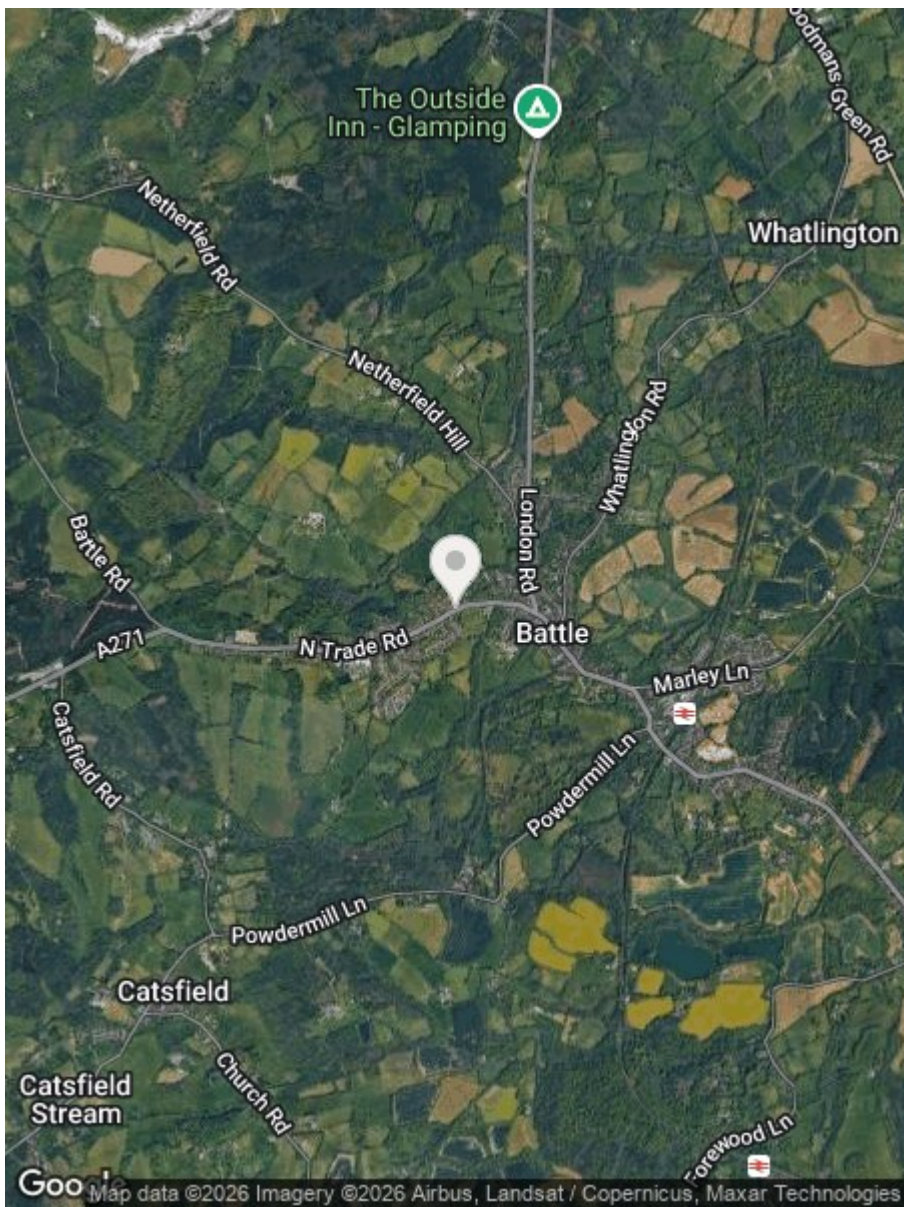
Reduced headroom

----- 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.

GIRAFFE360





Council Tax Band - E

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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