

25 Frederick Thatcher Place North Trade Road, Battle, TN33 0HW
Offers In Excess Of £375,000 Freehold

Step inside a storybook cottage in the heart of Battle. Light-filled, brimming with character, and with a private garden oasis, this enchanting home offers the perfect blend of charm, comfort, and lifestyle. Moments from the town centre, yet tucked away in a peaceful historic courtyard -it's a home you'll never want to leave. Tucked away in a tranquil, historic quadrangle, this captivating mid-terraced cottage seamlessly combines timeless charm with modern comforts. Once part of the iconic Battle Hospital conversion. This home is quietly set to the rear, offering privacy and serenity, yet just a short stroll from the vibrant heart of Battle. Inside, the home is filled with light and warmth. The double-aspect living room, centred around a stunning limestone fireplace, creates the perfect retreat for cosy evenings or relaxed entertaining. The spacious kitchen/breakfast room is equally inviting, with room for a table, a sofa, and all the modern conveniences you could wish for—ideal for leisurely breakfasts or weekend brunches with friends. Upstairs, two generous bedrooms await, each with built-in wardrobes, while the master boasts a sleek en-suite, providing a private sanctuary. The family bathroom is beautifully finished, blending elegance with practicality. Outside, the private garden is a serene oasis, featuring a large deck, a charming pergola, and mature, colourful planting - perfect for alfresco dining, summer gatherings, or quiet relaxation. Beyond your own garden, residents enjoy access to immaculately maintained communal grounds, while two allocated parking spaces add convenience. With its unique setting, abundant character, and effortless blend of comfort and style, this cottage isn't just a home—it's a lifestyle. An unmissable opportunity to live in one of Battle's most charming corners.








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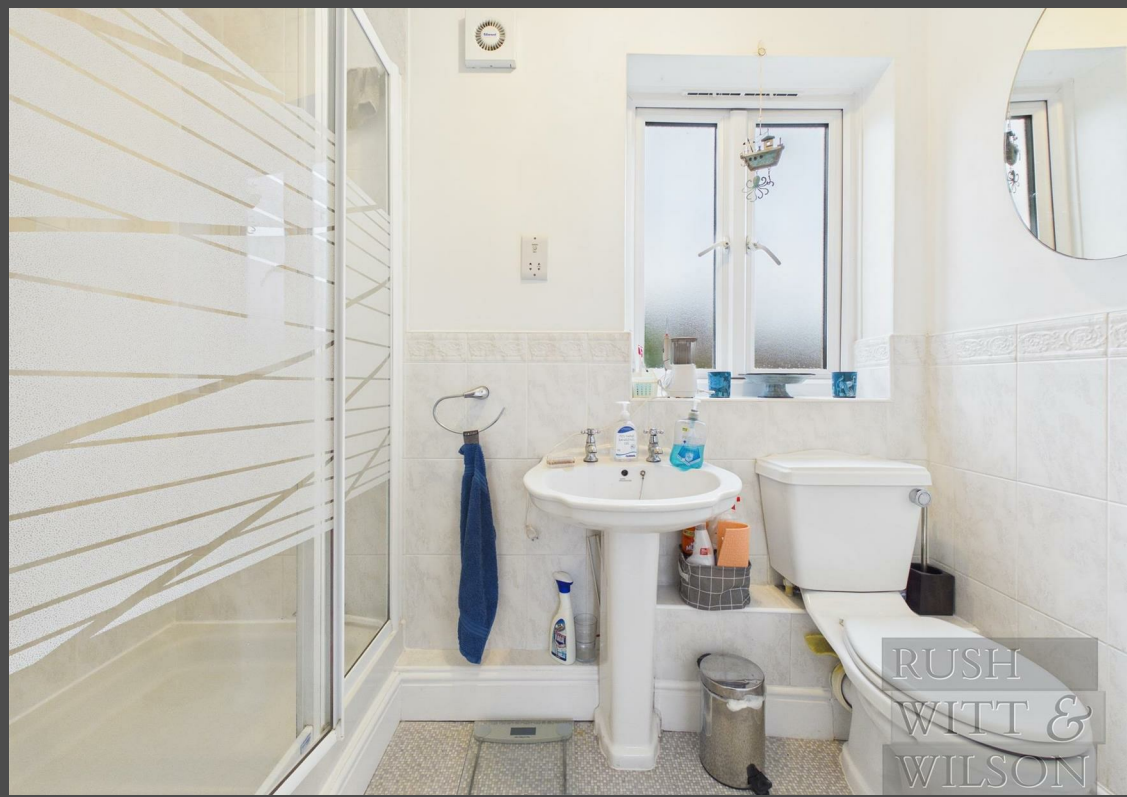

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Floor 0





Floor 1

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Approximate total area(1)

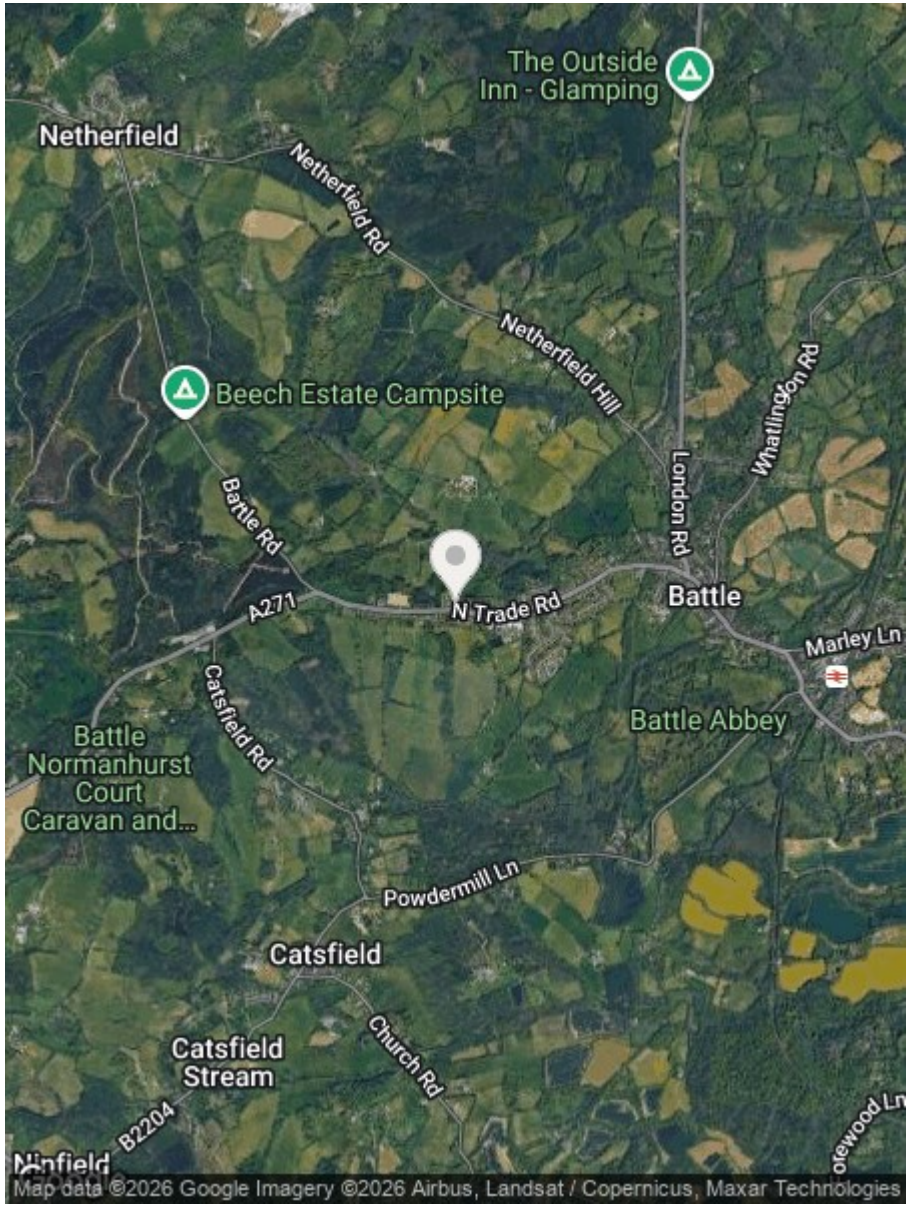
90.5 m²

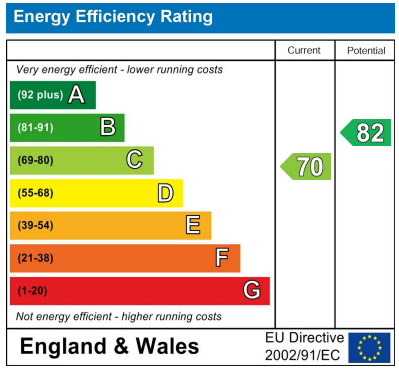
972 ft²

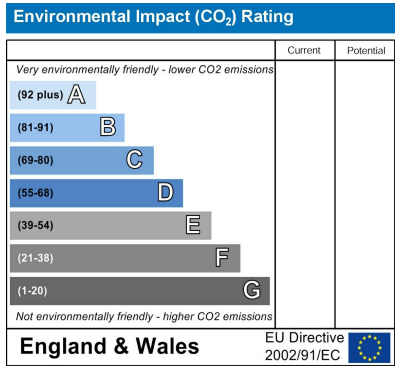
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band - D

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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