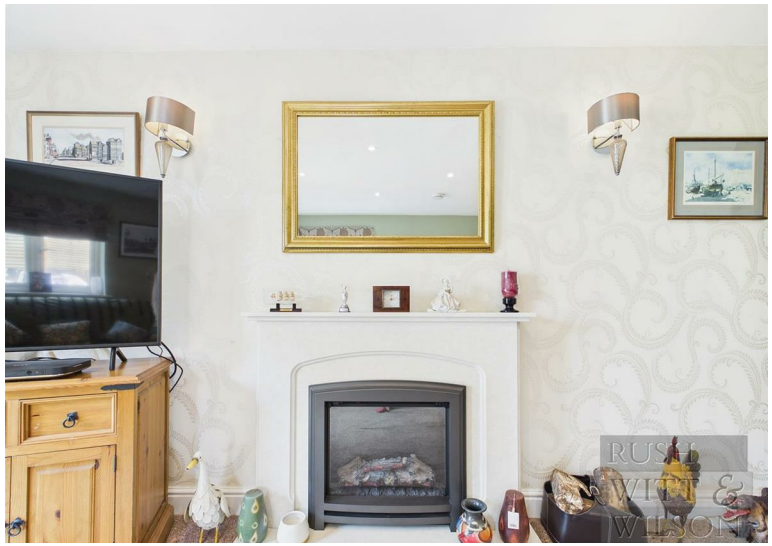


Walnut Cottage London Road, Battle, East Sussex TN33 0EU
£367,500 Freehold

Perfectly positioned at the top of Battle's historic High Street, this beautifully presented modern semi-detached home delivers the perfect blend of convenience, comfort and effortless lifestyle living, all just moments from the very best the town has to offer. Built in 2012 and thoughtfully designed for modern day-to-day living, the property enjoys an enviable central position within a short stroll of independent cafés, boutique shops, everyday amenities, renowned schooling choices, countryside walks and the mainline station, making it ideal for commuters, professionals, downsizers or those simply seeking a more connected and walkable lifestyle. From the moment you step inside, the home offers a welcoming sense of space and practicality, with a generous entrance hallway and downstairs WC setting the tone. The impressive dual-aspect kitchen/dining room forms the true heart of the home, beautifully flooded with natural light and creating an inviting space perfectly suited to busy mornings, relaxed evenings or entertaining family and friends. The comfortable sitting room provides a cosy yet spacious retreat, ideal for unwinding at the end of the day. To the first floor are two well-proportioned double bedrooms alongside a stylish and well-appointed bathroom, all presented with comfort and ease of living in mind. Outside, the landscaped garden has been carefully designed to complement the low-maintenance lifestyle this home so effortlessly provides. With both front and side access, attractive seating areas and an elevated pergola terrace ideal for outdoor dining, morning coffee or unwinding in the sunshine, the garden becomes a true extension of the living space. Further benefitting from off-road parking, this superb home offers the increasingly rare opportunity to enjoy modern living in one of Battle's most desirable and convenient settings, where everyday life feels effortlessly easy.








BE HAPPY
WORK HARD
KEEP PROMISES
DO YOUR BEST
SMILE




CHELSEA FC

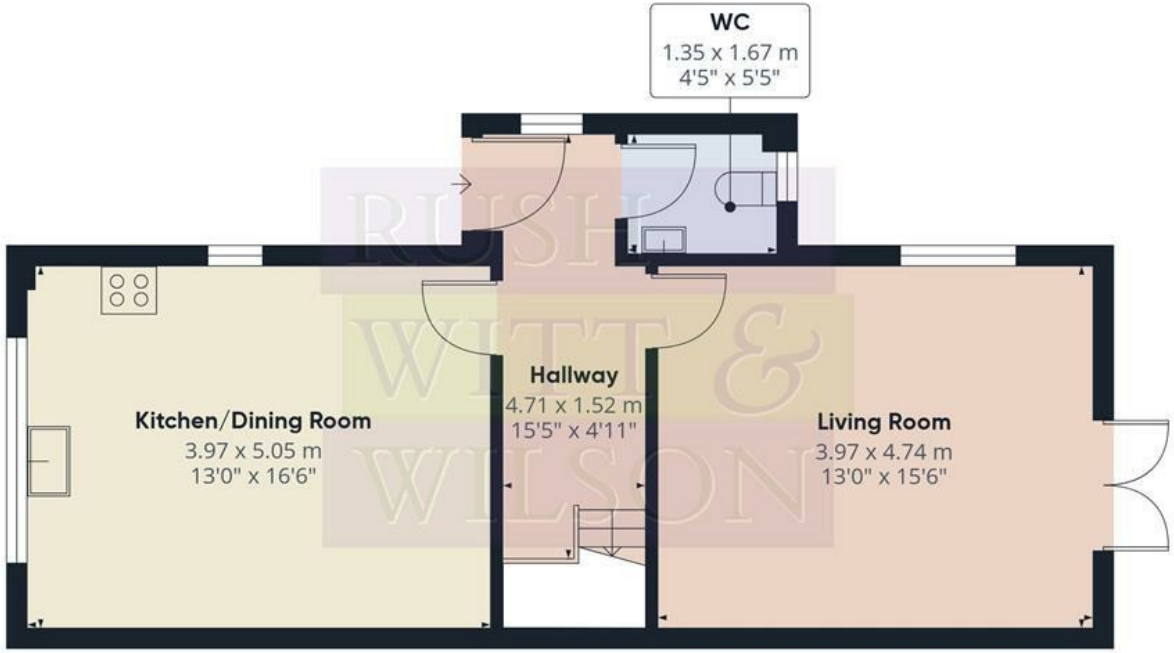



RUSH
WITT &
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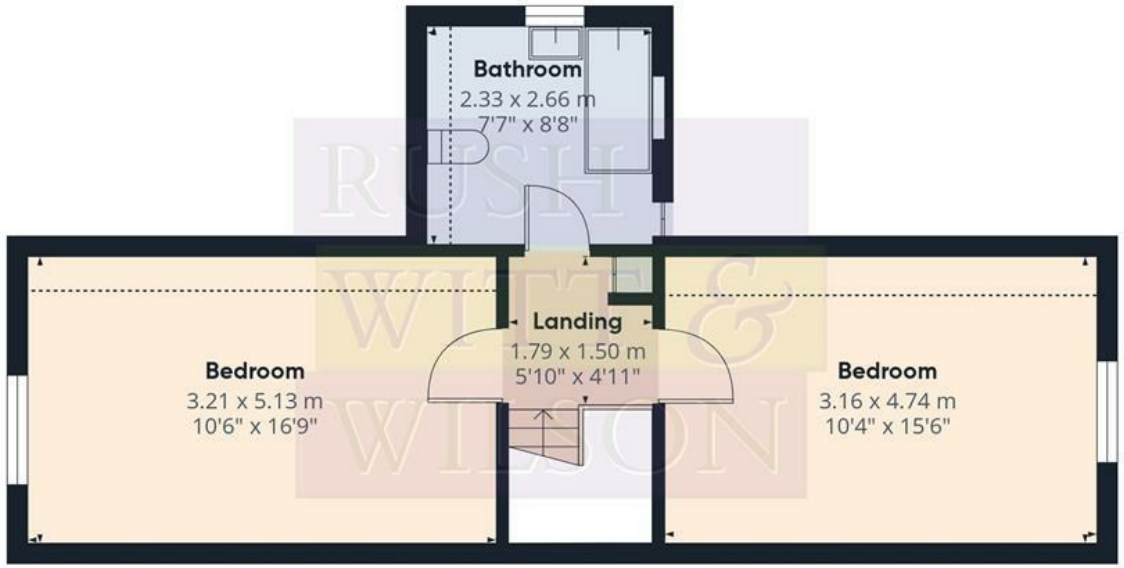

GOLF MATTERS
BUT IT'S MUCH MORE
IMPORTANT
THAN THAT
RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


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WILSON



Floor 0





Floor 1

RUSH WITT & WILSON

Approximate total area(1)

89.8 m²

966 ft²

Reduced headroom

4.7 m²

51 ft²

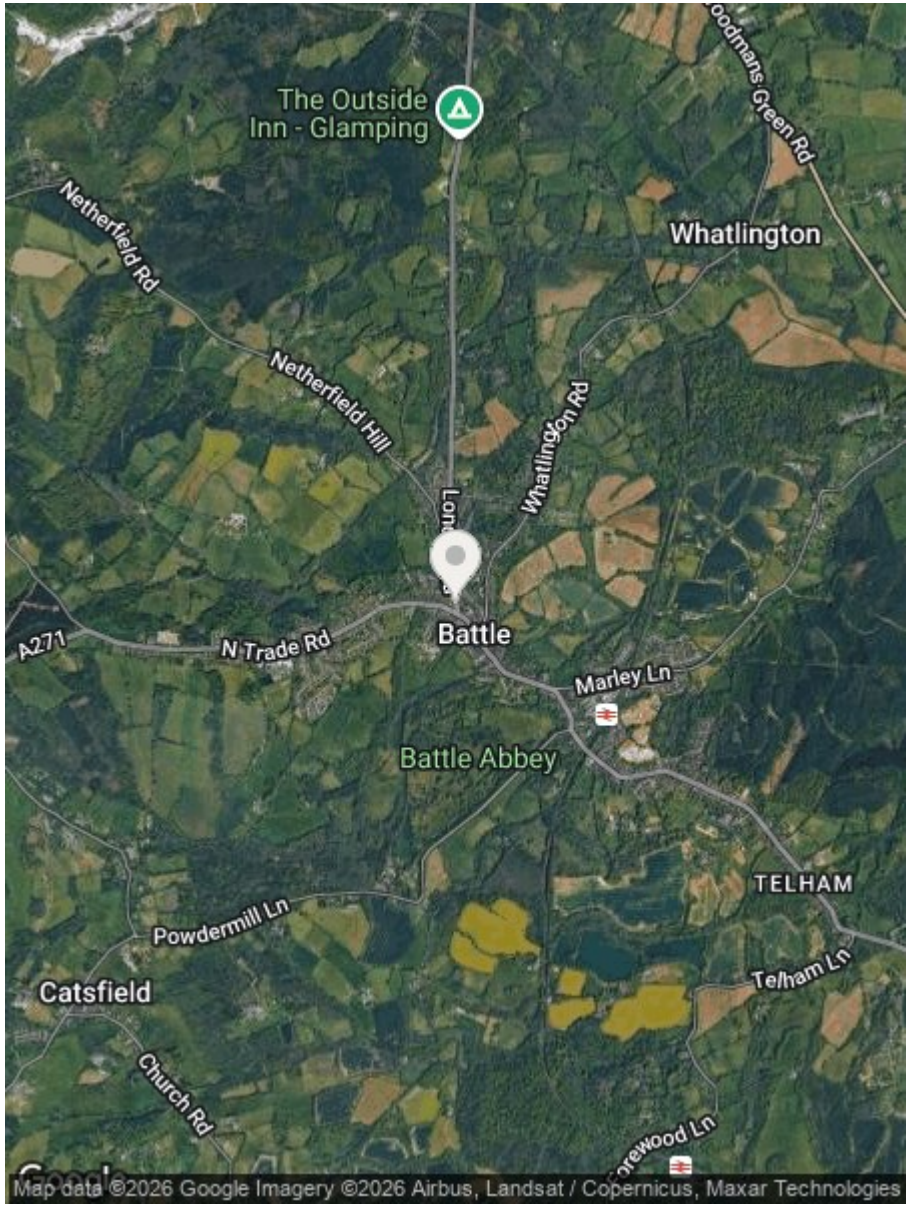
(1) Excluding balconies and terraces

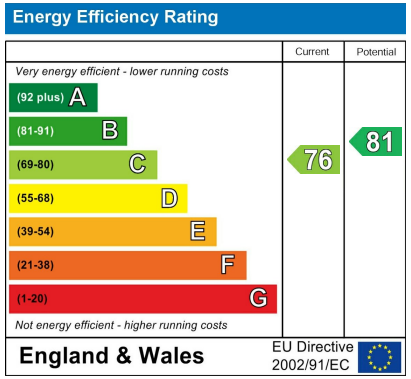
Reduced headroom

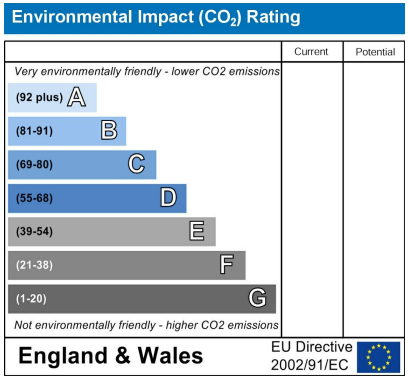
..... Below 1.5 m/5 ft

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

GIRAFFE360







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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4. VAT: The VAT position relating to the property may change without notice.

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