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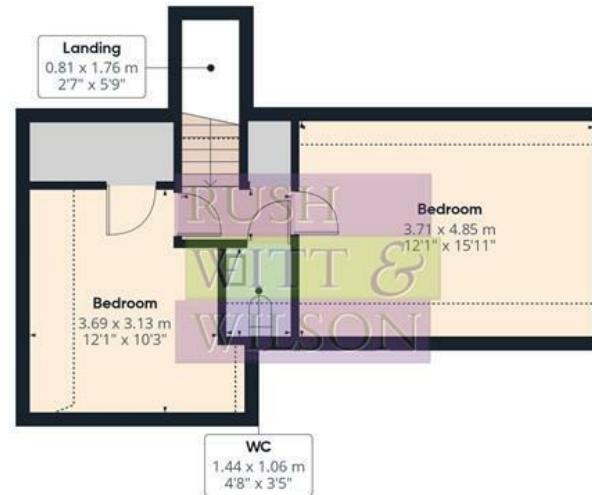
La Rona Marley Lane, Battle, TN33 0BB  
£399,950 Freehold

Set in an elevated position along the sought-after Marley Lane, this 1920s detached home offers character, flexibility, and convenience all within walking distance of Battle's mainline station, High Street, and local schools. Extended and improved over time, the property features high ceilings, generous room sizes and a versatile layout. The ground floor includes a double-aspect kitchen with granite worktops, Britannia range cooker and access to the garden, a central dining hall with log burner, and an adjoining sitting room with French doors to outside. Two further ground floor rooms are currently used as double bedrooms (one with a second log burner) but could suit a range of uses. A modern shower room with steam unit completes the ground floor. Upstairs, there are two further bedrooms enjoying rooftop views toward Battle Great Woods, along with a useful cloakroom with WC and wash basin. Outside, the property continues to impress, with a generous gravelled driveway offering ample parking, a low-maintenance rear garden with patio area, perfect for alfresco dining, an area of grass with plant and tree shrub borders and a substantial brick-built outbuilding (approx. 23'6 x 10'1) with bi-fold doors, power and lighting ideal as a home office, studio, or potential annexe (STP). The front garden adds kerb appeal, and the overall setting is ideal for families, commuters or those looking for flexibility. The property offers scope to personalise further if desired, and with the vendors suited on a chain free onward purchase, this is a great opportunity to secure a well-located and adaptable home.







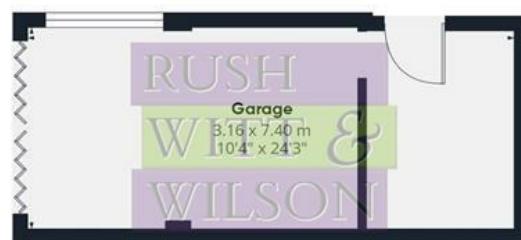


Approximate total area<sup>(1)</sup>

135.7 m<sup>2</sup>  
1461 ft<sup>2</sup>

Reduced headroom

9.7 m<sup>2</sup>  
104 ft<sup>2</sup>

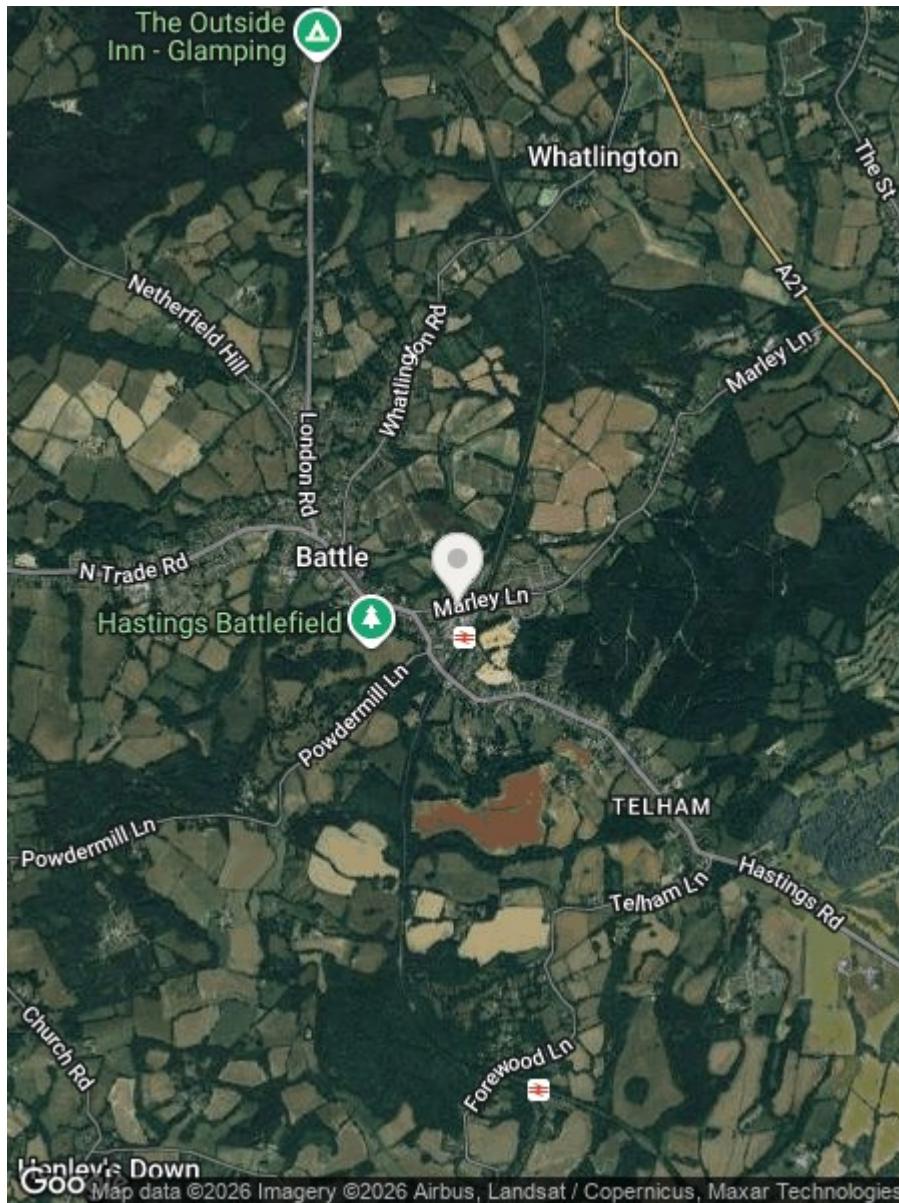


(1) Excluding balconies and terraces

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 – 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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