

1 Telham Terrace, 131 Hastings Road, Battle, East Sussex TN33 0TL
Offers In The Region Of £295,000 Freehold

Imagine waking to garden views from your bedroom window, wandering down to a sunlit kitchen with the back door thrown open, and spending the whole day outside, only coming in when the log burner calls you back. This charming end terrace cottage is a home built for slowing down and savouring it. Well presented throughout, it is wrapped by a generous garden made for living in. Begin on the large paved terrace, ideal for long lunches, summer suppers and friends lingering well past dusk, then drift onto the level lawn with its raised borders of flowers and shrubs. Steps lead up to a second lawn, where a vine covered pergola and an apple tree offer dappled shade, with a further seating area at the far end for a quiet coffee or a last glass of wine. Inside, the light and airy rooms feel instantly welcoming. A practical porch keeps coats and boots tidy, leading to a dual aspect kitchen/dining room with walk-in pantry, where cooking together and gathering around the table becomes part of the day. The living room is the heart of the cottage, with a wood burning stove for cosy winter evenings and Sunday afternoons with a book. Upstairs are two restful bedrooms, one with a feature cast iron fireplace and the other with a built-in wardrobe and delightful garden views, plus a bathroom where a panelled bath and rainfall shower invite unhurried soaks. Two off street parking spaces sit beside the gated side entrance. Weekend walks begin with a short stroll to Great Battle Woods, while Battle High Street, with its shops, amenities, local primary school and Claverham Community College, is close by. The mainline station serving London Charing Cross is a short drive away, so town life, woodland walks and the city are all within easy reach. Please note there is a right of way to neighbouring rear gardens.








"CHEF WAS CUTE, WOULD EAT HERE AGAIN."
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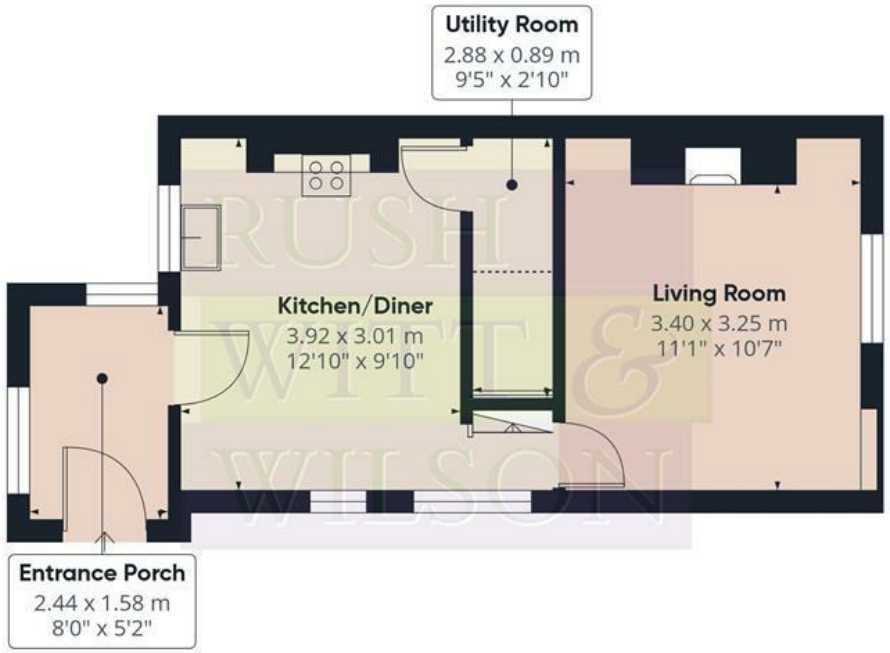

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Floor 0





Floor 1

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Approximate total area(1)

56.3 m²

607 ft²

Reduced headroom

1.2 m²

13 ft²

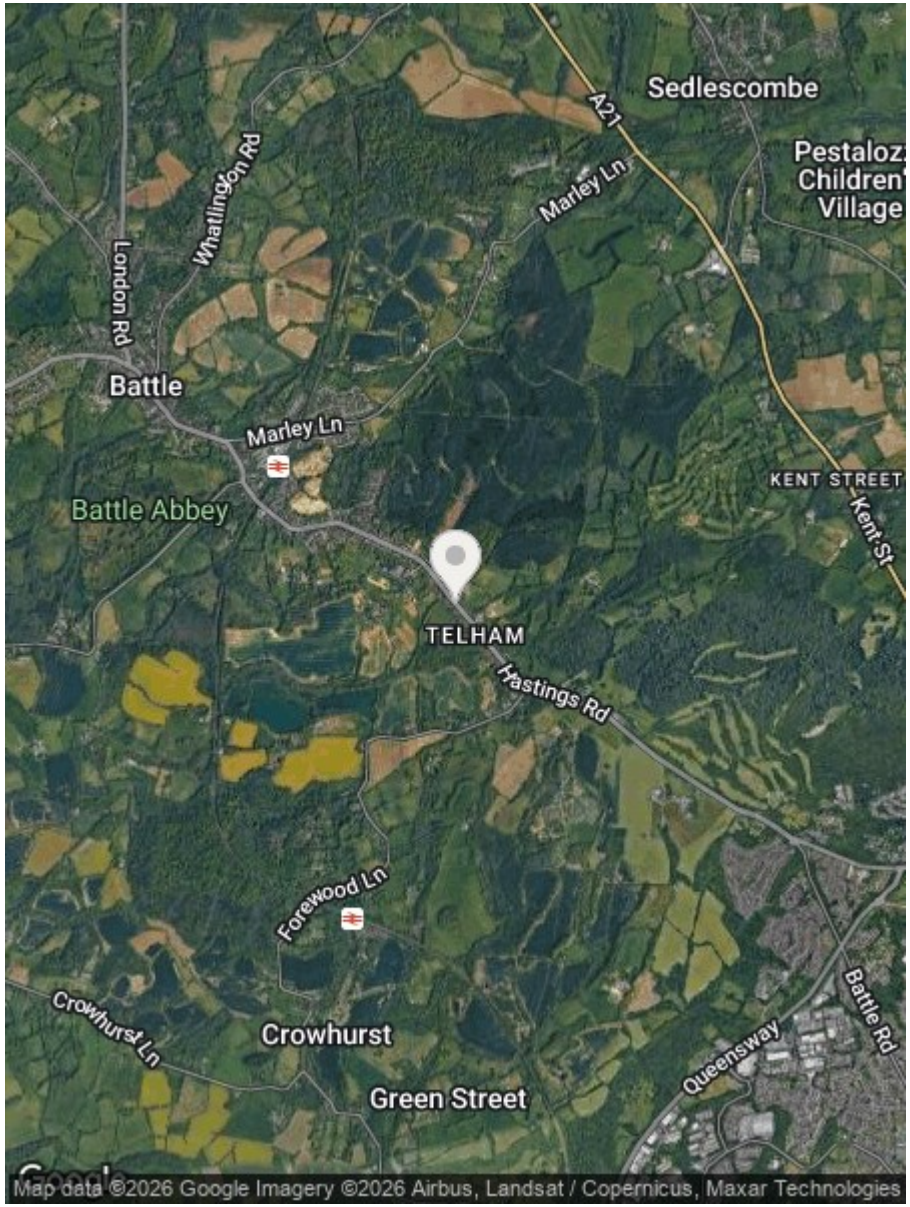
(1) Excluding balconies and terraces

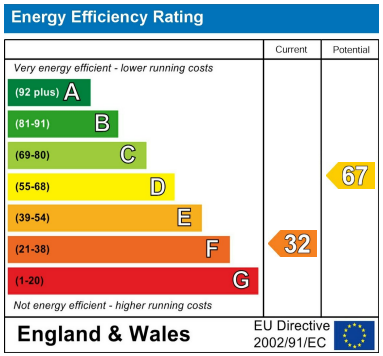
Reduced headroom

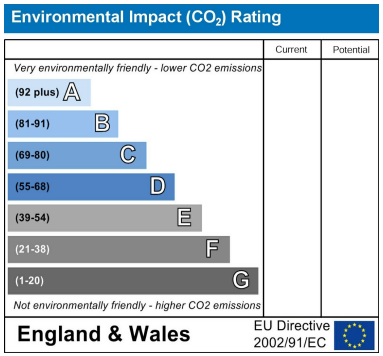
..... Below 1.5 m/5 ft

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

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Council Tax Band - B

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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