

**RUSH
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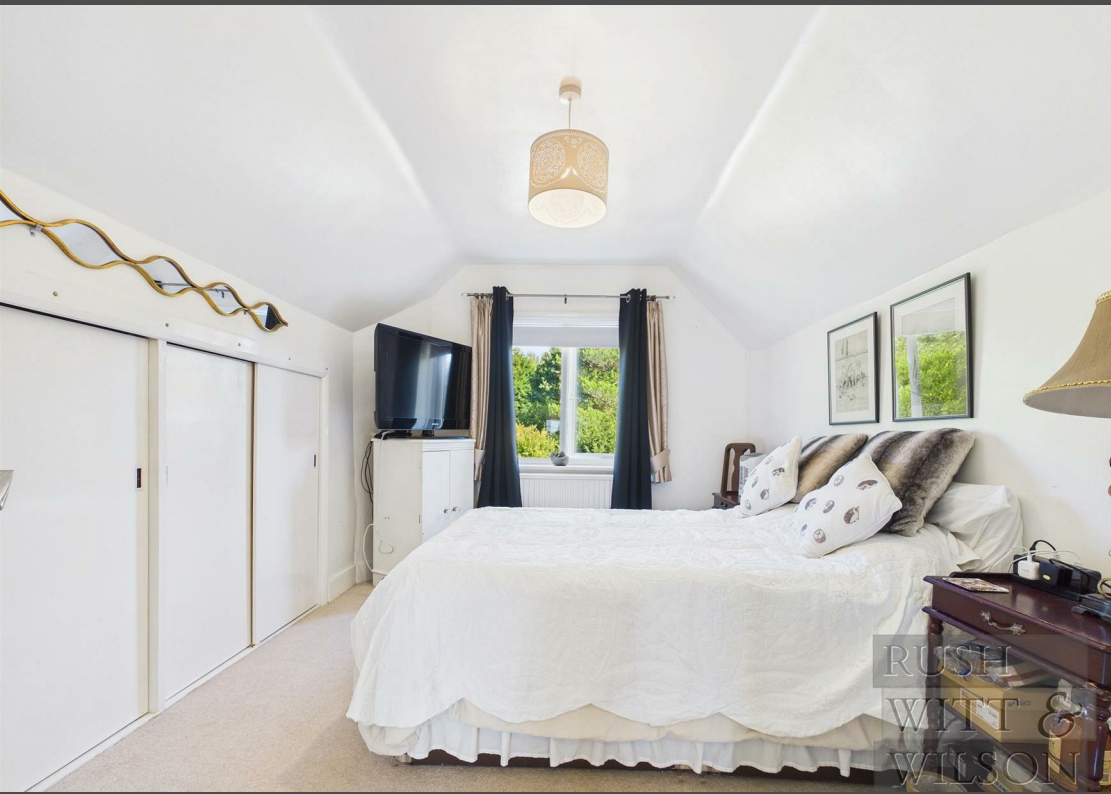


**Parkview Kent Street, Battle, TN33 0SD
Offers In Excess Of £700,000 Freehold**

Set within approximately half an acre of exquisitely landscaped gardens, this substantial, extended and modernised chalet bungalow offers five or six bedrooms and a life that feels wonderfully removed from the everyday. The semi rural setting is a short drive from the historic market town of Battle, with its Abbey, high street, mainline station and well regarded schools, as well as the picturesque village of Sedlescombe and the charm of Hastings Old Town. Off road parking, a side car port and gated side access lead to the rear, where a full width terrace runs into the first garden section, ideal for long spring and summer meals or a quiet drink. A brick path then winds through three distinct gardens, past mature hedging, a brick and slate well, a central bird bath, greenhouse and a sheltered pergola, on to a lawned area with a studio/home office , workshop and a corner seating spot, and finally to a secret garden with raised allotment style beds, mature fruit trees and two further sheds. Inside, the entrance hall opens to a ground floor bedroom that doubles as a reception room, complete with spacious shower room ensuite, a second ground floor bedroom, a cloakroom and a utility with rear access. This downstairs layout brings real flexibility, with the possibility of annexe style living or multi use to suit a growing or multi generational family. The modern open plan kitchen and dining space, with its large central island and garden views, flows into a sunroom with bifold doors and roof windows, and to a cosy living room made for evenings in. Upstairs, four double bedrooms sit beneath the eaves with far reaching countryside or garden views, alongside a family shower room. The principal bedroom is a real retreat, with two retracting velux Juliet balconies, a walk in wardrobe and a generous ensuite.









Floor 0



Floor 1

Approximate total area⁽¹⁾

181.6 m²

1954 ft²

Reduced headroom

3.4 m²

37 ft²

(1) Excluding balconies and terraces

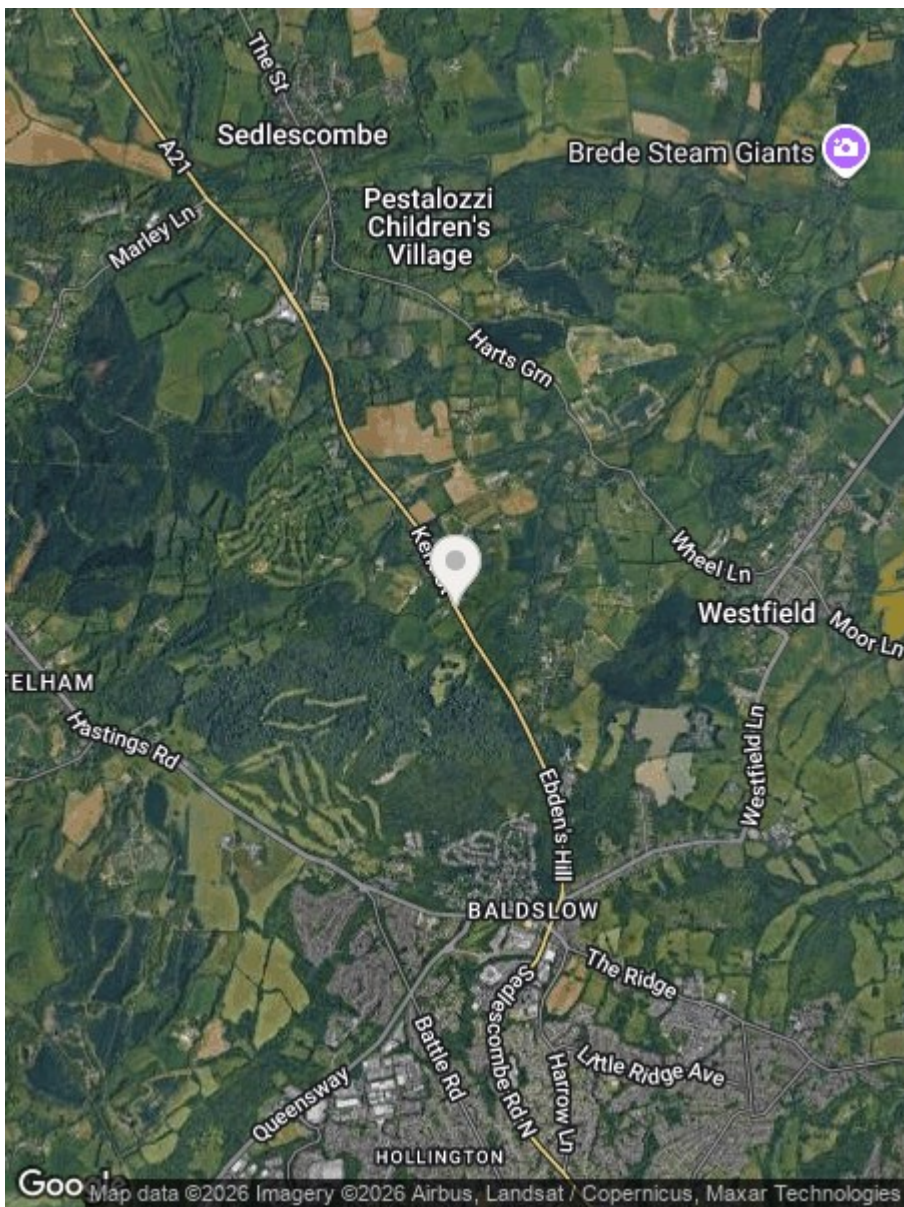
Reduced headroom

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.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	81
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

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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