

4 Lamberts Cottages Battle Hill, Battle, East Sussex TN33 0BL
Offers In Excess Of £300,000 Freehold

A charming Grade II Listed home in a prime Battle location, with a generous garden, off-street parking and exciting potential to create a home entirely your own. Set on historic Battle Hill, this characterful two-bedroom end-of-terrace house offers an excellent opportunity for those seeking individuality, outside space and scope to add their own style. Some updating has already been undertaken, whilst there remains plenty of opportunity for the next owner to continue the transformation and put their own stamp on this charming home. The ground floor provides an open-plan living and kitchen space, ideal for everyday living and entertaining, together with a shower room and rear access. Upstairs are two bedrooms, with the second leading through to an attic room, offering additional storage and potential for further use, subject to the necessary consents. Outside, the surprisingly generous garden is a real asset. Whether you envisage summer entertaining, a productive kitchen garden, somewhere for children to play or simply a peaceful place to relax, there is plenty of scope to make it your own. The driveway provides valuable off-street parking. Having already benefited from some updating, this charming home offers the perfect opportunity to continue its transformation and create something truly personal. With its character, garden and superb Battle location, there is plenty of scope to add your own style and create a home that works beautifully for modern living. The location is equally appealing. Battle Hill places you within easy reach of the town centre, with its independent shops, cafés, restaurants and historic Battle Abbey. The mainline station is also accessible, offering links towards London and the coast, whilst the surrounding High Weald countryside provides wonderful walking and exploring. A characterful home with garden, parking and exciting potential, ready for its next chapter in historic Battle.








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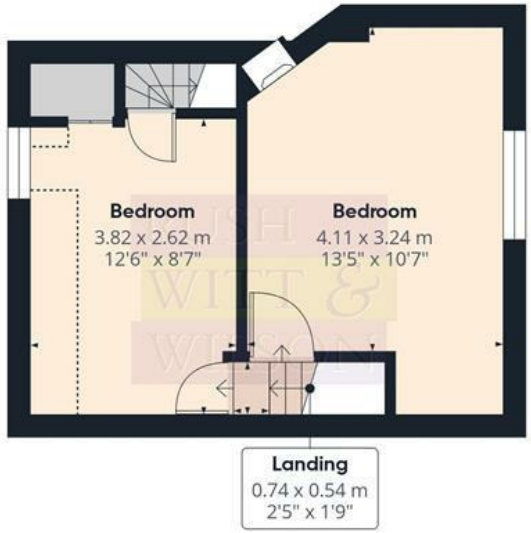

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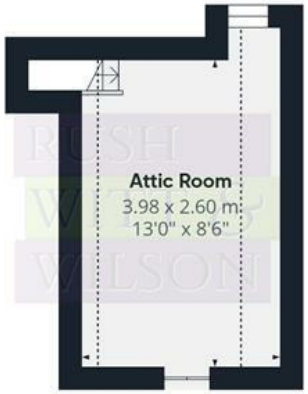

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Floor 0



Floor 1





Floor 2

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Approximate total area(1)

67.3 m²

724 ft²

Reduced headroom

5.2 m²

56 ft²

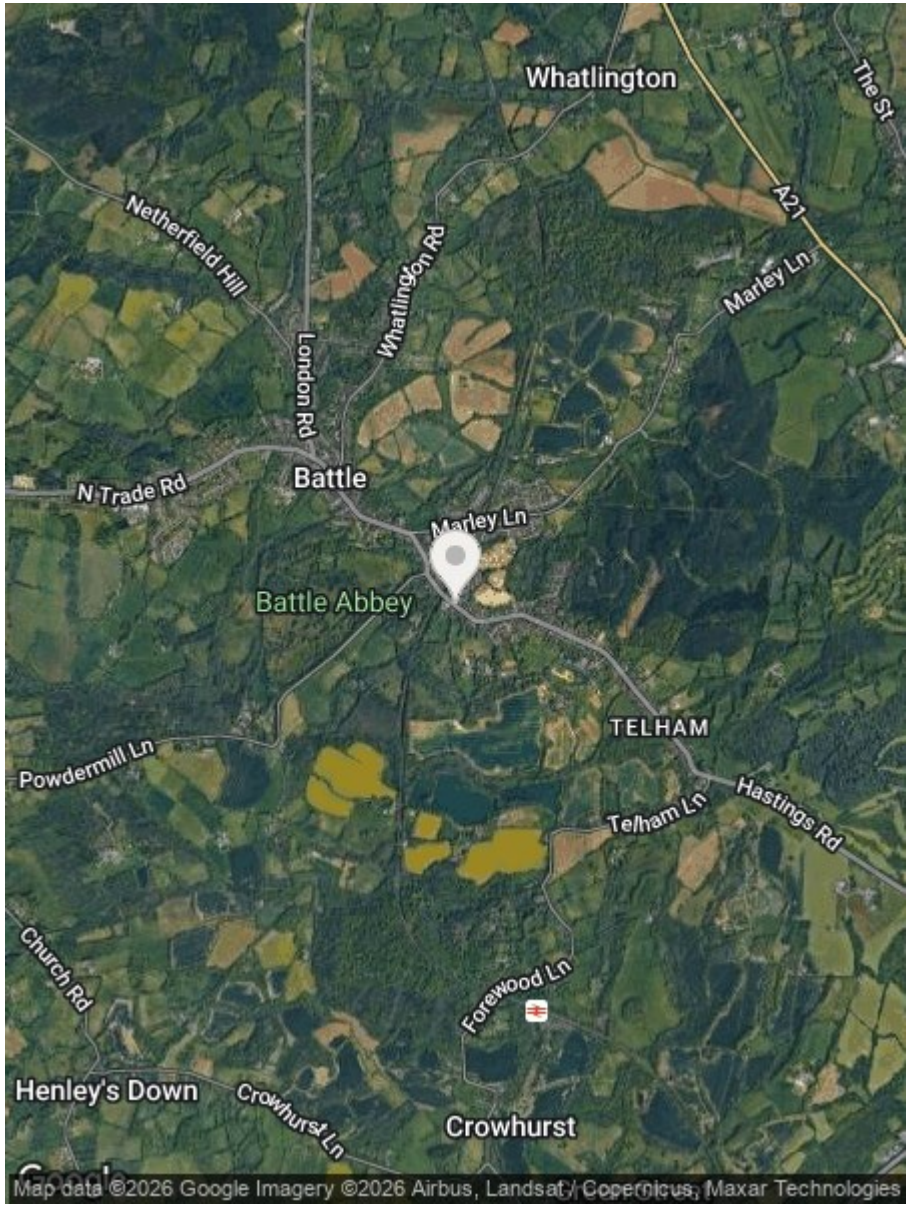
(1) Excluding balconies and terraces

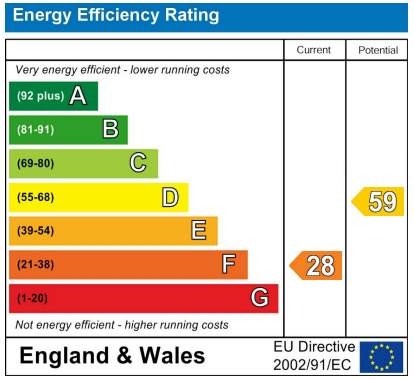
Reduced headroom

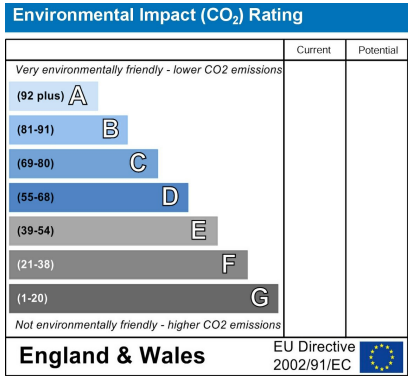
..... Below 1.5 m/5 ft

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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