

Austers Whatlington Road, Battle, TN33 0UQ
Guide Price £500,000 - £540,000 Freehold

****GUIDE PRICE £500,000-£540,000****

Offered to the market chain free, this detached four/five bedroom home enjoys a semi-rural setting and presents a rare opportunity to create something truly special, with huge scope to modernise and stunningly breathtaking views to be enjoyed once realised. Gated access leads to a driveway and garage, opening onto a garden area currently complete with a garden tunnel. A rear walkway connects the workshop, offering scope for conversion or a change of use, the home's own downstairs door, and a lean-to greenhouse, before opening onto a generous garden with two further outbuildings at its end, both offering further potential for alternative use. A gate from the driveway leads to a brick footpath, winding through the gardens and to the front door of this predominantly one-level home. Inside, a welcoming entrance hall leads to a separate wc and three bedrooms, the second opening through to a fantastic sun room where the views to be created are immense. The family bathroom, kitchen, and a large, open dining room flow into a spacious living room, both rooms enjoying their own access to the sun room. The living room in turn leads to a further reception room, ideal as a third bedroom, study, or hobby room, and offering scope to open up towards the kitchen. Stairs from the entrance hall descend to a lower level with two further double bedrooms and rear access, near which a covered well can be found. The plot extends to approximately a quarter of an acre (TBV) and falls within the sought-after Claverham catchment, alongside other reputable schooling and primary options. Popular country walks are within easy reach, as are the historic high streets of Battle and Robertsbridge, both offering mainline stations, local amenities, and highly regarded doctors and dental surgeries, with the neighbouring villages and the seaside charm of Hastings Old Town just a short drive away.








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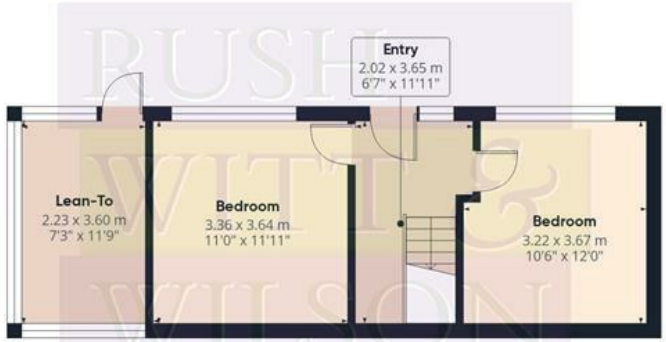

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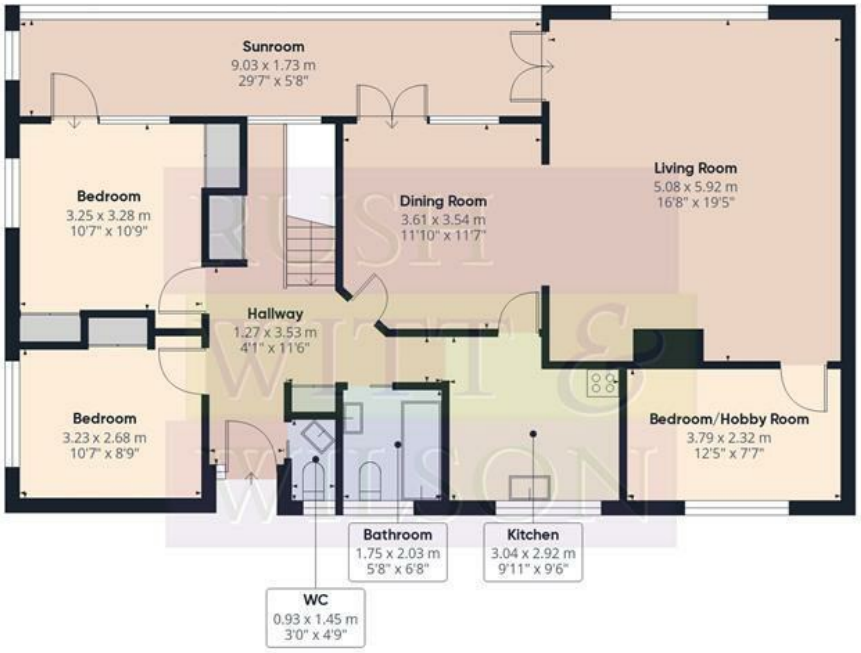

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Floor 0 Building 1





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Approximate total area(1)

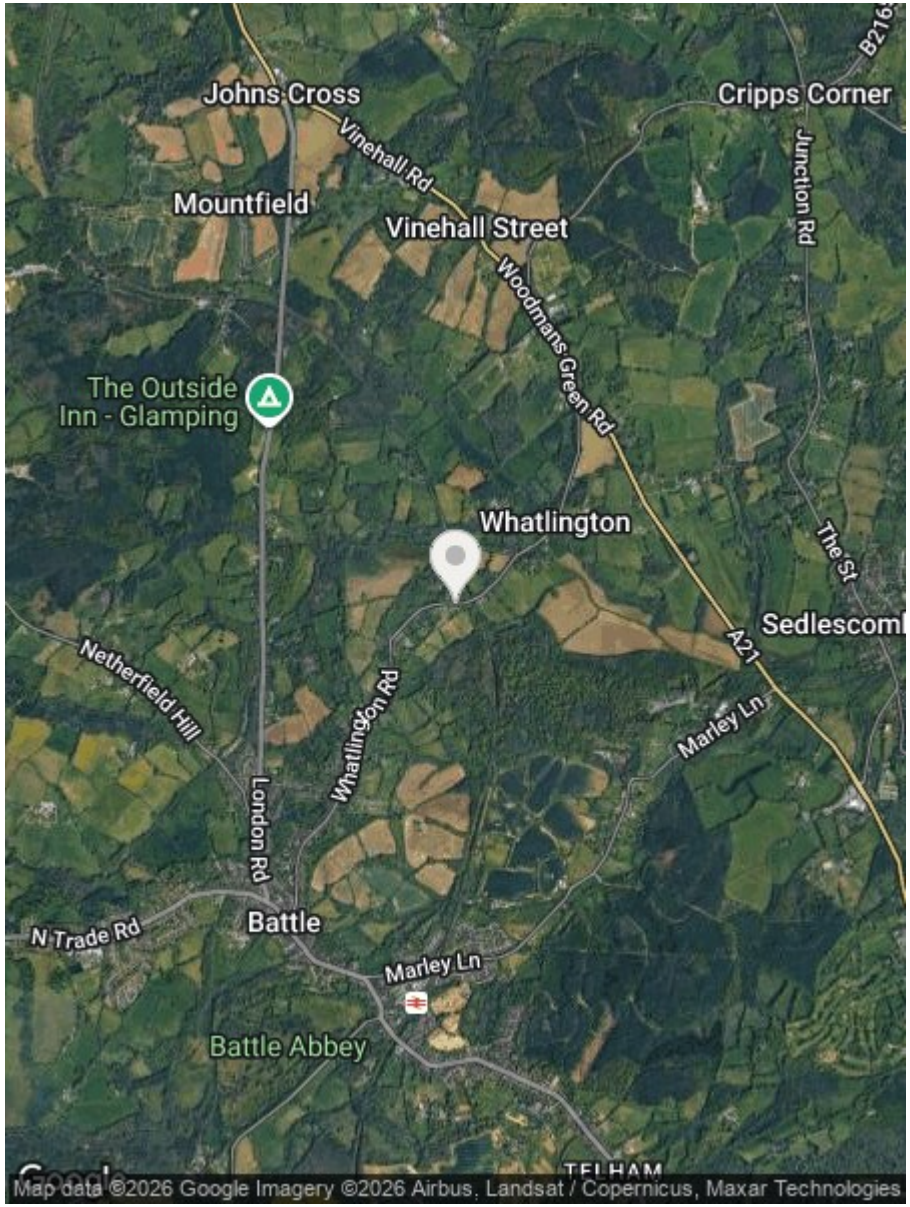
151.5 m²

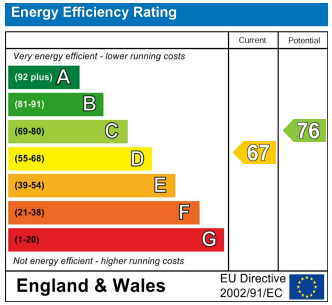
1630 ft²

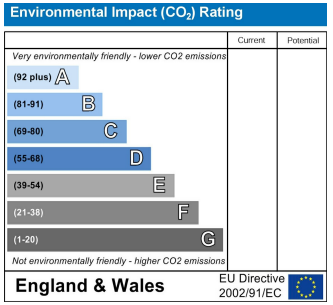
(1) Excluding balconies and terraces

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 - F

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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