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**Millstones Cottage The Street, Battle, East Sussex TN33 0QB  
£520,000 Freehold**

**\*\*VIEWING BY APPOINTMENT ONLY\*\***

This well-proportioned four-bedroom family home is nestled within a desirable village setting and offers a balanced mix of traditional character and modern convenience. With a private garden, spacious living areas, and a double garage, it's an ideal home for family life—with scope for further development, subject to planning. A welcoming hallway with polished wooden floors and a cast iron radiator leads to the main living spaces. The generous living room enjoys dual-aspect windows and a striking brick fireplace with a wooden mantle and gas fire. A triple-aspect conservatory with tiled flooring connects to both the living and dining rooms, offering an ideal space to relax while enjoying views of the garden. The kitchen features a range of white units with wooden worktops, tiled flooring, a gas range cooker, integrated fridge-freezer, and a curved brick detail. A brick arch links the kitchen to the dining room, which overlooks the well-maintained garden. Upstairs are three spacious double bedrooms and a further fourth bedroom. The main bedroom includes built-in wardrobes and an en suite bathroom with a bath, shower attachment, WC, and basin. The second double also features generous storage, and the third overlooks the rear garden. A family bathroom offers a walk-in shower, separate bath, feature sink, towel radiator, and part-tiled walls. A useful utility room provides extra workspace, a sink, space for laundry appliances, and a separate WC. Outside, the private rear garden features a lawn, patio, circular paved area, and gated side access. The double garage offers excellent storage and also presents potential for conversion above to create additional living space, subject to the necessary consents.



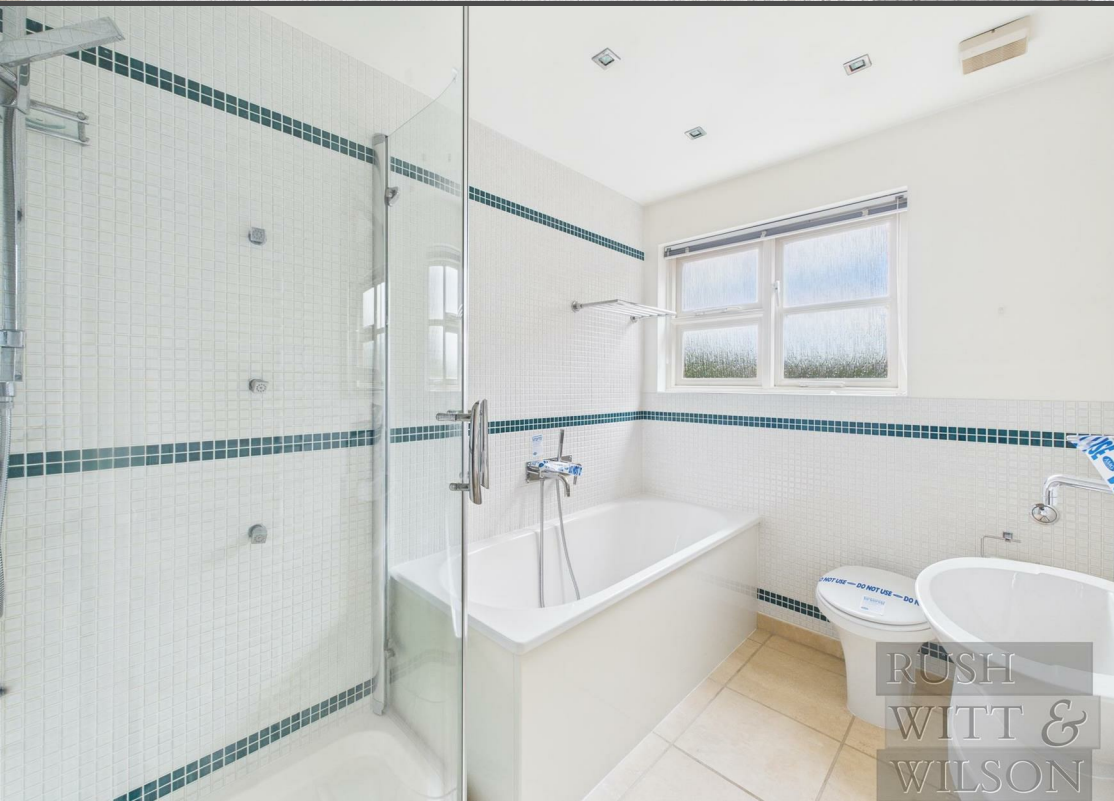




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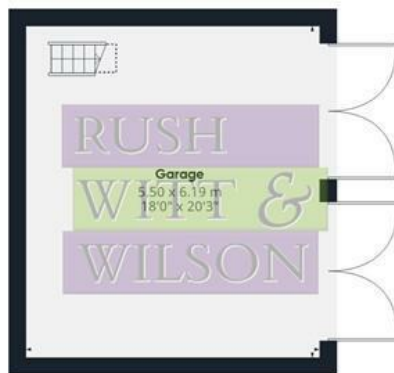
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

174.7 m<sup>2</sup>

1879 ft<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>

16 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.

GIRAFFE360



| 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 |   |           |
|   | 71  | 80        |
| <b>England &amp; Wales</b>                  | 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 |   |           |
|   |   |           |
| <b>England &amp; Wales</b>                                      | 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 – F

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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