

**RUSH  
WITT &  
WILSON**



**10 Hampden Close, Battle, TN33 0JB  
Offers In The Region Of £549,950 Freehold**

This delightful and rarely available chain-free detached bungalow is tucked away at the end of a quiet close, offering peace, privacy, and a highly sought-after setting all while being within walking distance of everything Battle has to offer. Set back behind a charming front lawn, the property benefits from a long private driveway leading to a detached garage. The rear garden is a real highlight generous in both size and level, beautifully stocked with colourful plants, mature trees, and shrubs. A sunny paved patio area provides the perfect spot to sit and unwind, with the added bonus of a greenhouse and garden shed. Inside, a welcoming and spacious entrance hall leads to all principal rooms. The L-shaped living/dining area is light-filled and comfortable, with sliding doors opening directly to the garden. There are three well-proportioned bedrooms, a family bathroom with both bath and shower, a separate WC, and a good-sized kitchen, also with access to the rear garden. The property offers its next owner the opportunity to truly make it their own whether by updating the interior, extending the footprint, or converting the loft (subject to the necessary permissions). It presents the perfect blend of immediate comfort and exciting future potential. Located within easy reach of popular local schools, Battle High Street, the historic Battle Abbey, recreational spaces, and the mainline train station, this is a fantastic opportunity to secure a chain-free, seldom-available home in an enviable and peaceful position.





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Floor 0 Building 1



Floor 0 Building 2

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

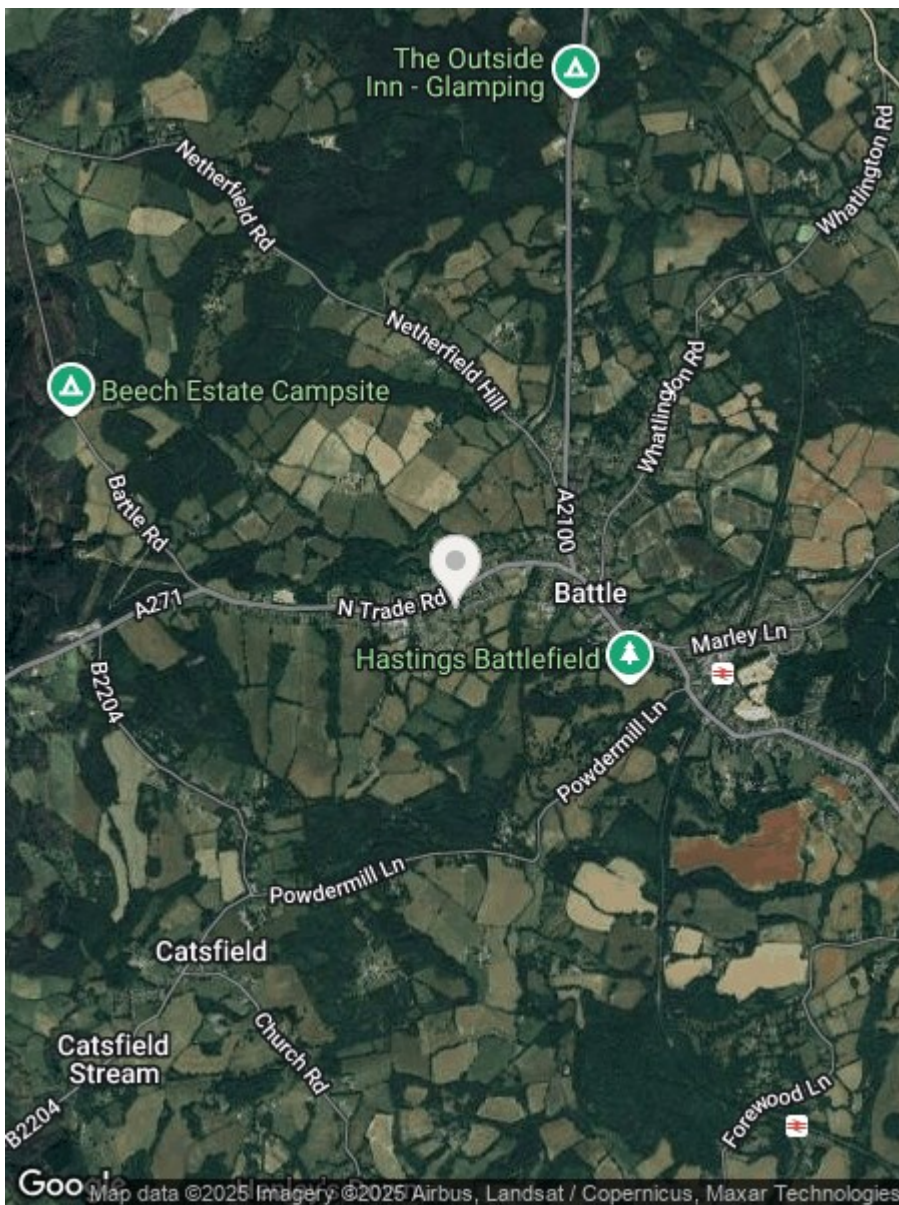
102.8 m<sup>2</sup>

1106 ft<sup>2</sup>

(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**



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			
<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 – D

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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