

18 The Spinney, Battle, TN33 0UL
£399,950 Freehold

Welcome to The Senlac, a brand new three bedroom semi-detached family home forming part of Tapestry, Battle, brought to you by Rother DC Housing Company within this historic market town. Life here starts in the separate kitchen and dining area, a proper sociable hub for busy mornings, family meals and catching up over dinner, while the light and spacious living room offers a calm spot to unwind at the end of the day. Step outside to a private garden, perfect for morning coffee, weekend games or simply somewhere for the children to play, with driveway parking making everyday life that bit easier. Upstairs, three well-sized bedrooms offer comfort for all the family, with a fitted wardrobe to the principal bedroom and plenty of storage throughout, alongside a modern family bathroom and WC. Energy-efficient design keeps the home comfortable and cost-effective all year round. Beyond the front door, Battle offers a real sense of belonging, with independent shops and historic charm around the Abbey and High Street, families well served by Claverham Community College and local primary schools, and miles of rolling High Weald countryside on the doorstep for weekend walks, dog walks or simply blowing away the cobwebs. A mainline station keeps London within reach too, around ninety minutes away, for those who want the best of both worlds.








RUSH
WITT &
WILSON

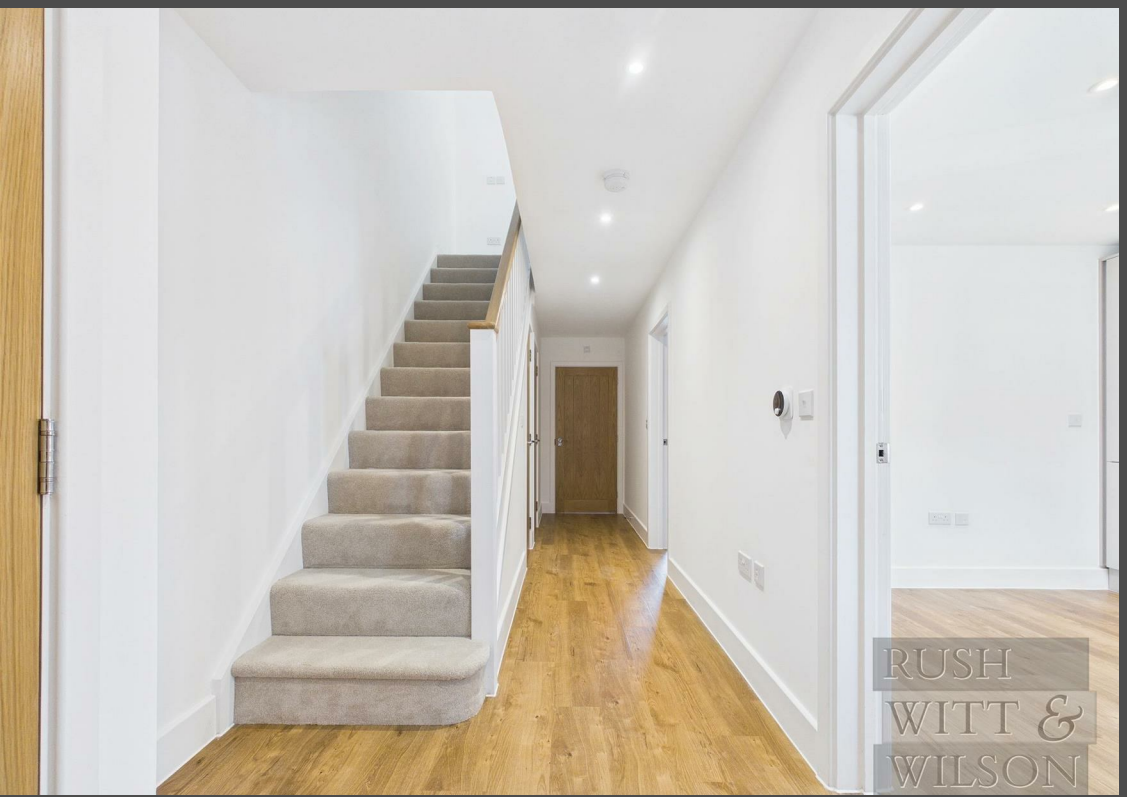

RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

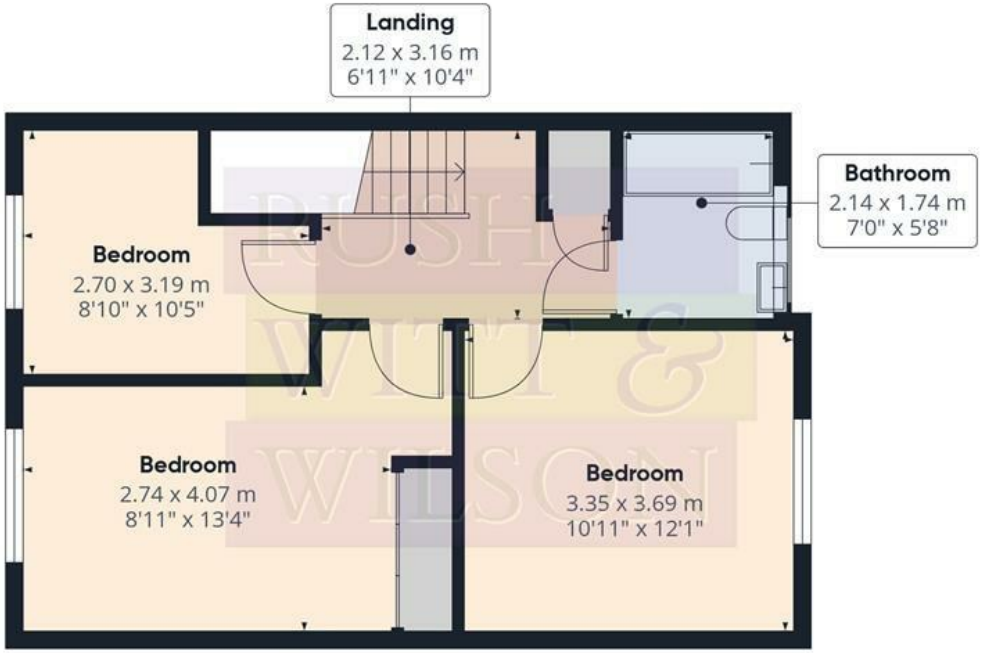

RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON



Floor 0



Floor 1



RUSH WITT & WILSON

Approximate total area(1)

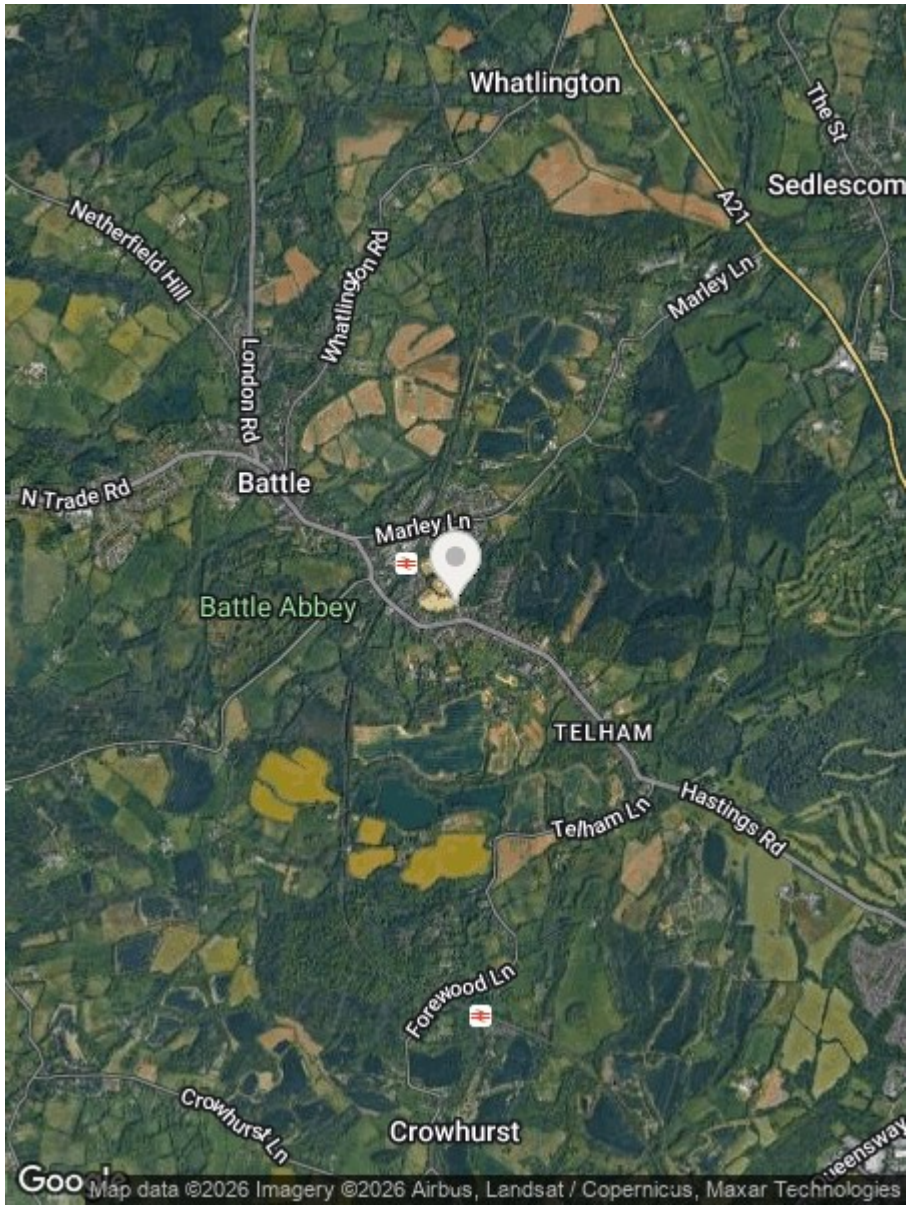
87.6 m²

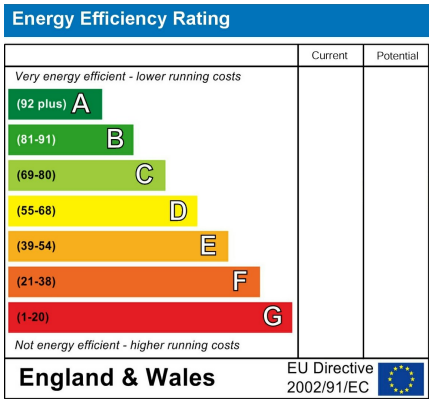
942 ft²

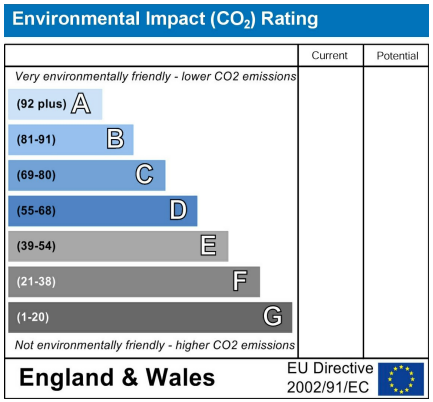
(1) Excluding balconies and terraces

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 - TBA

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk