

18 Park Shaw, Battle, East Sussex TN33 0PP
Offers In Excess Of £450,000 Freehold

CHAIN FREE – SPACIOUS FIVE-BEDROOM DETACHED HOME IN POPULAR VILLAGE CUL-DE-SAC

Situated in a peaceful cul-de-sac within walking distance of the village centre and primary school, this detached chalet-style home has been refurbished and extended to provide flexible, well-presented accommodation. The ground floor features two reception rooms, a bright conservatory, and a stylish fitted kitchen with solid wood worktops and integrated appliances. A large utility room, store room, and workshop add practical space. Three bedrooms and a contemporary shower room are on the ground floor, while the first floor has two further double bedrooms and a family bathroom. The rear garden is private with lawn, patio and a brick-built outbuilding; the front offers parking for three vehicles. Fully re-wired, re-plumbed and with oak flooring throughout much of the ground floor, this chain-free home is ready to move into.








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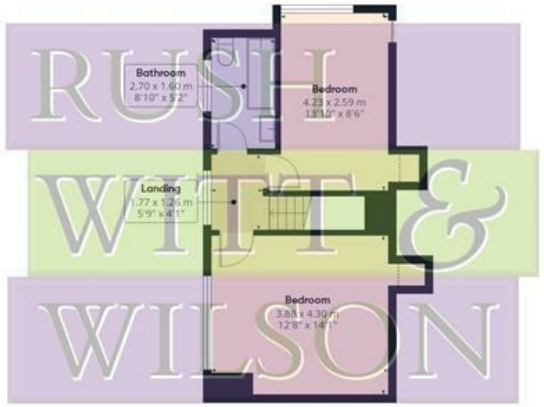

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Floor 0



Floor 1

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Approximate total area(1)

154.6 m²

1662 ft²

Reduced headroom

0.8 m²

8 ft²

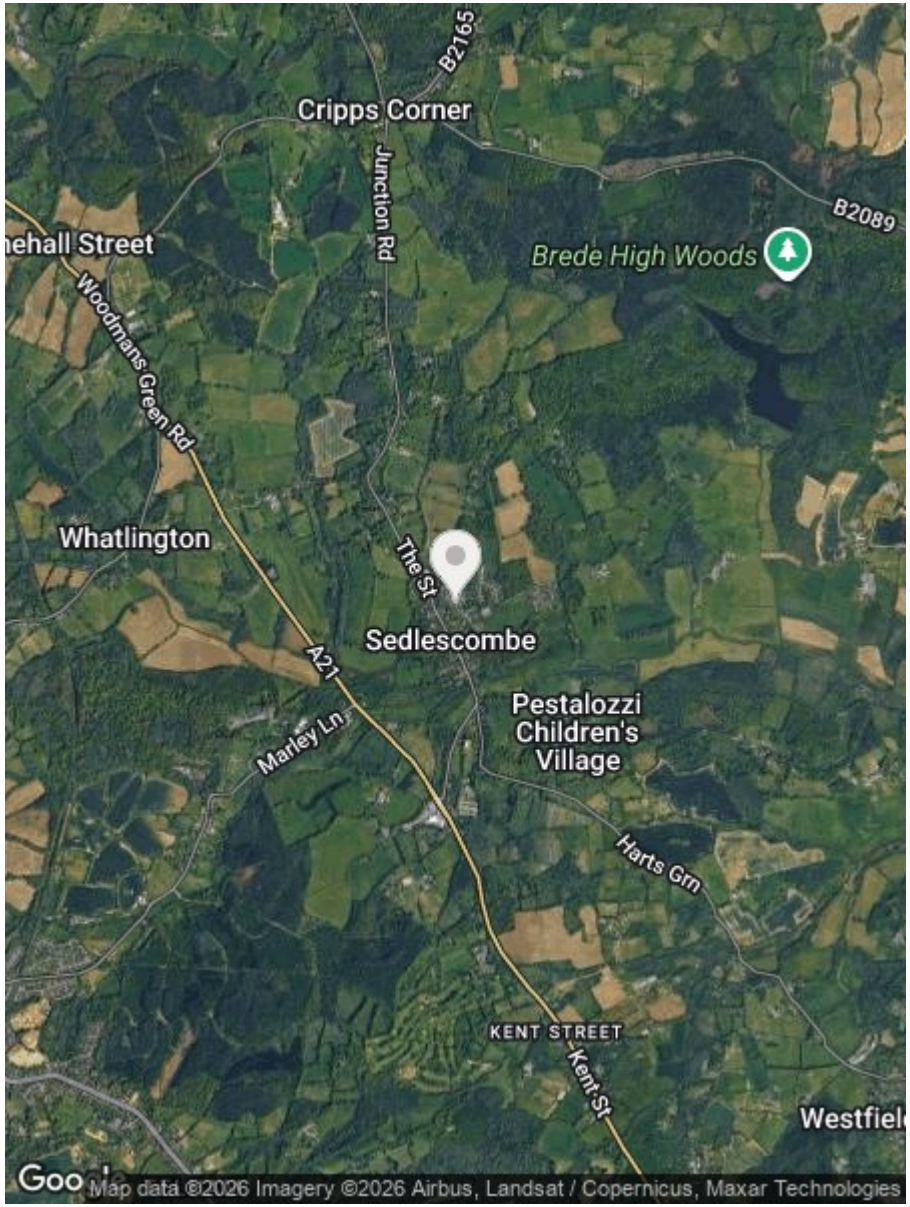
(1) Excluding balconies and terraces

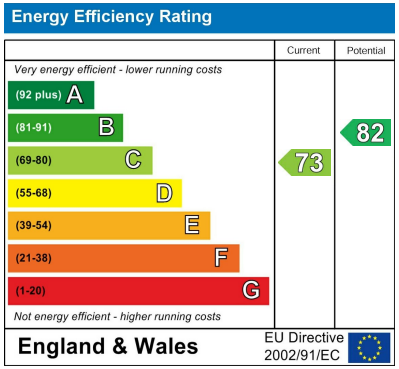
Reduced headroom

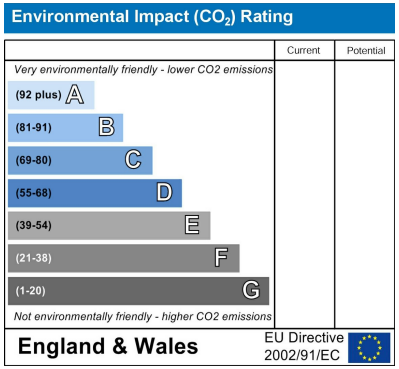
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - E

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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RUSH WITT & WILSON

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