

22 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.








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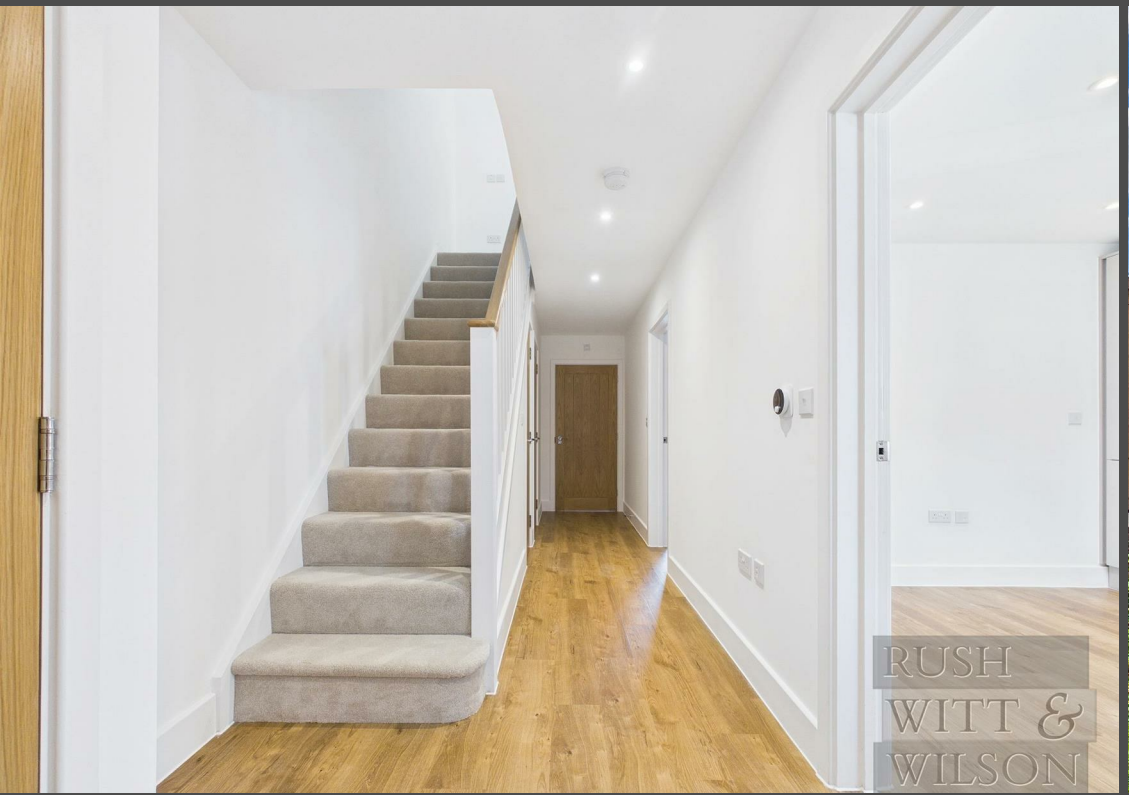

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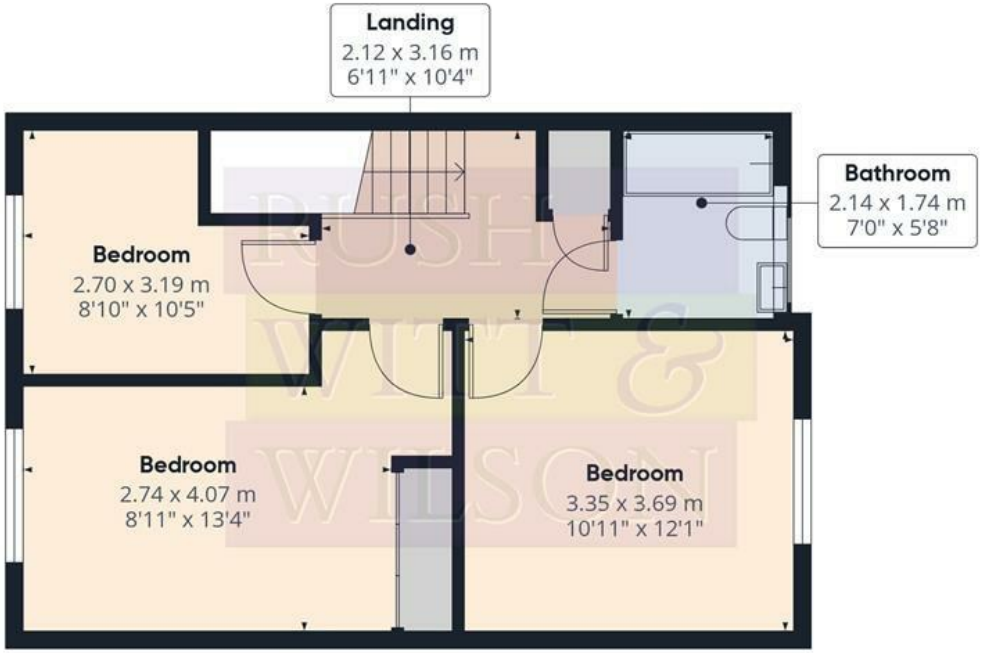

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Floor 0



Floor 1



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Approximate total area(1)

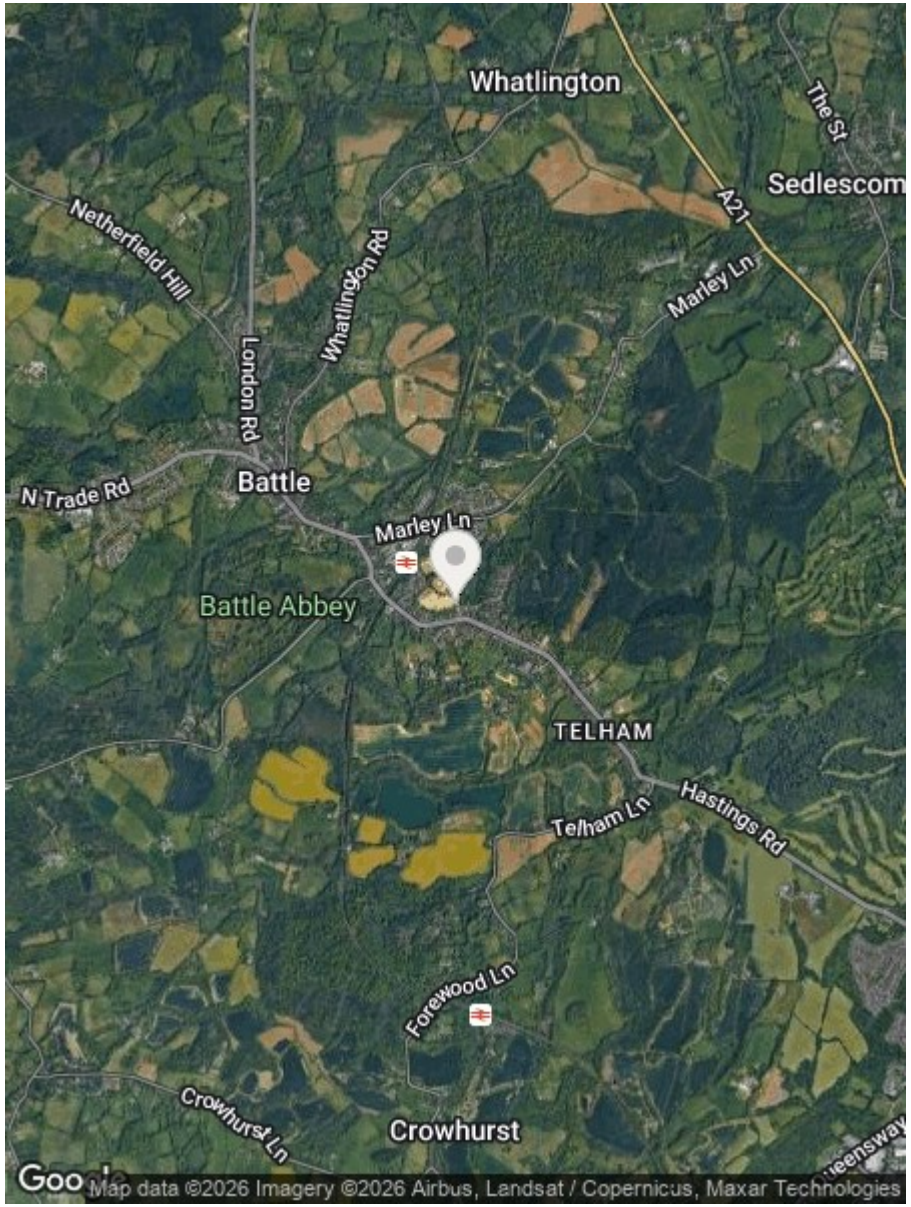
87.6 m²

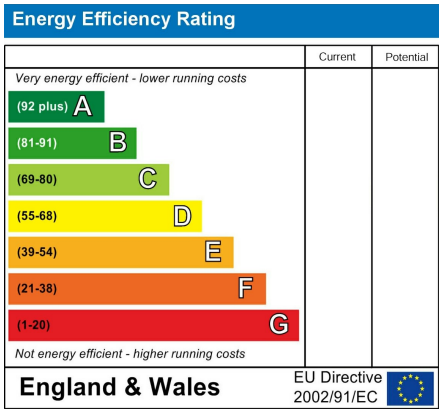
942 ft²

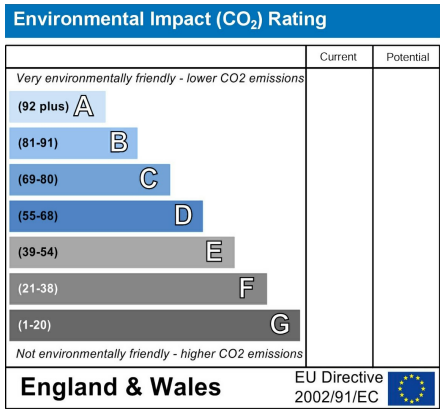
(1) Excluding balconies and terraces

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.

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

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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