

30 Lower Lake, Battle, East Sussex TN33 0AT
£325,000 Freehold

Grade II listed and rich in character and charm, this delightful chain free three-bedroom terraced cottage offers a peaceful and welcoming atmosphere throughout, combined with surprisingly versatile accommodation and a beautifully landscaped garden. Upon entering, you are welcomed into a cosy and comfortable sitting room complete with wood burner inset into the fireplace, creating the perfect cottage feel. The charming kitchen continues the character theme with herringbone flooring, ample space and a warm, inviting feel. The family bathroom is fitted with a bathtub and wall-mounted shower, again complementing the cottage styling found throughout the home. Stairs rise from the kitchen to the first floor where the principal bedroom enjoys a feature fireplace and fitted wardrobe cupboards. A second bedroom is currently utilised as a study/home office. A further staircase leads to the loft-converted third bedroom, benefitting from eaves storage and a dormer area ideal as a quiet reading or seating space. From the rear of the kitchen there is access to a courtyard area and the versatile single-storey extension currently arranged as a garden room. Offering excellent flexibility, this space could suit a guest bedroom, hobby/craft room, home office or additional snug, with sliding doors opening onto the garden. The beautifully landscaped rear garden exudes peace and privacy, featuring brick pathways, circular patio seating areas and a wonderful selection of mature trees and shrubbery, all leading down to a further seating area perfect for relaxing and enjoying the sunshine. Further enhancing the home are the attractive diamond leaded light windows and abundance of period charm throughout. Conveniently positioned within central Battle, the property is just a short stroll from the mainline station, historic High Street and its amenities, countryside walks, renowned schooling choices, GP surgery and dental practices.








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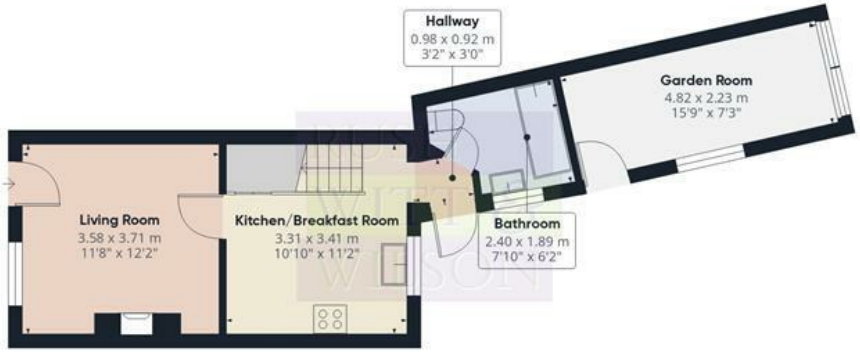

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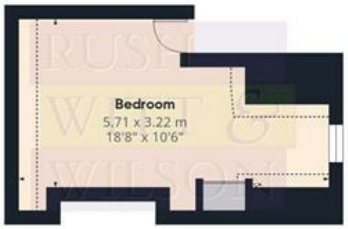

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Floor 0



Floor 1





Floor 2

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Approximate total area(1)

76.7 m²

826 ft²

Reduced headroom

2.1 m²

22 ft²

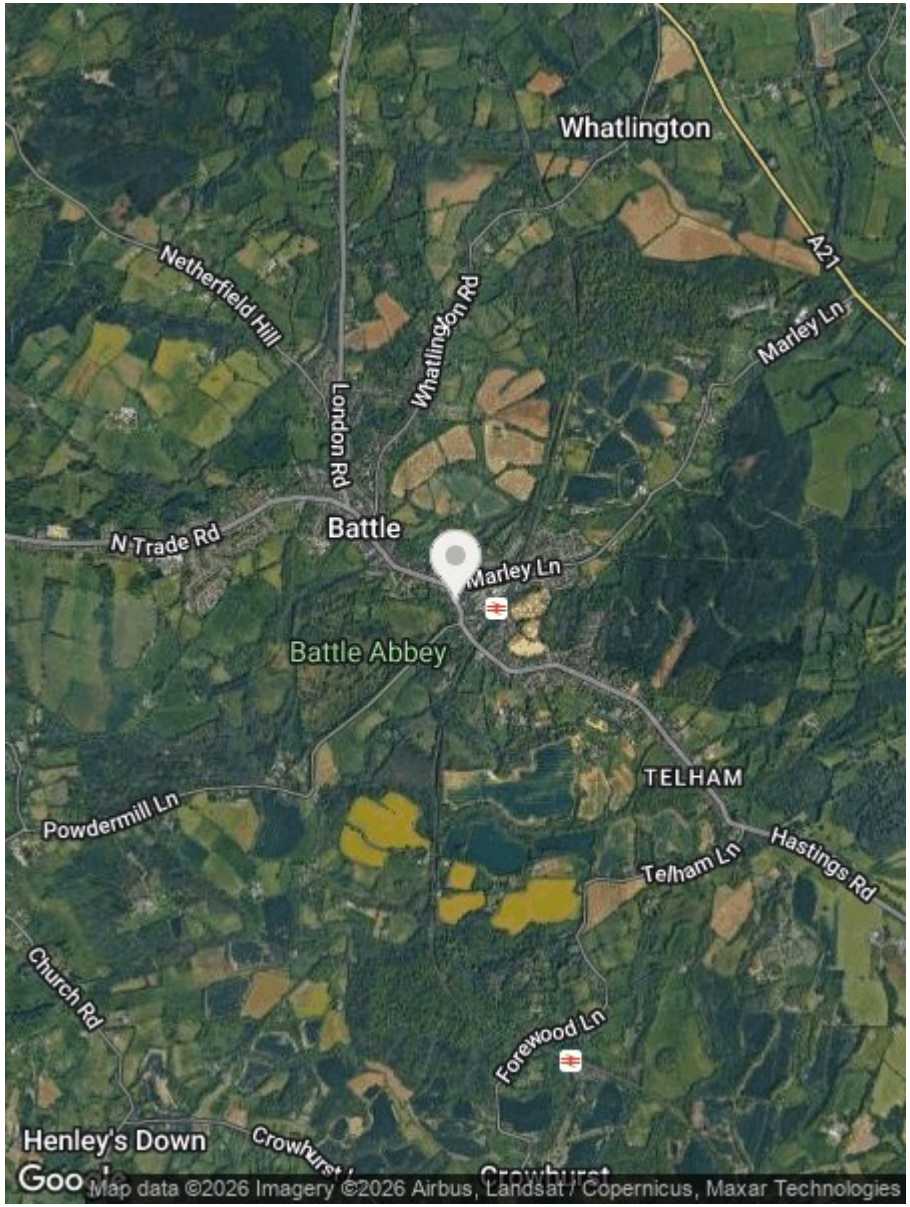
(1) Excluding balconies and terraces

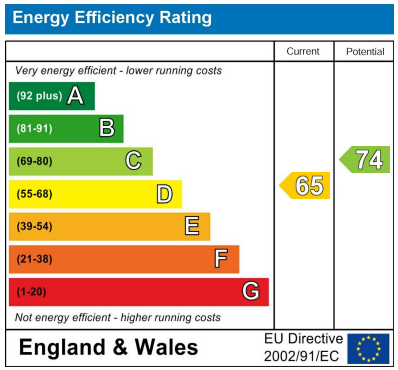
Reduced headroom

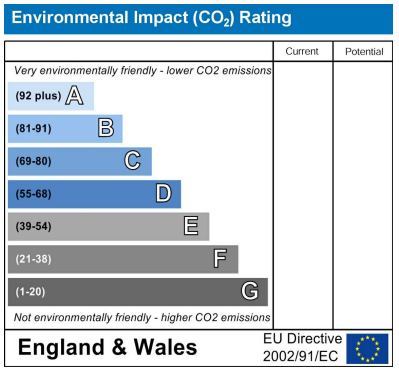
..... Below 1.5 m/5 ft

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

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Council Tax Band - D

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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