



ESTATE AGENTS

24, Wellington Gardens, Battle, TN33 0HD

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Offers In Excess Of £345,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this well-presented SEMI-DETACHED THREE BEDROOM FAMILY HOME, positioned in this sought-after region of Battle, close to amenities such as Battle recreation ground, a number of renowned popular schooling establishments and Battle High Street.

The well-appointed accommodation is arranged over two floors comprising an entrance hall, living room with OPEN FIRE, separate DINING ROOM which leads onto a MODERN KITCHEN, a lobby and access to the downstairs bathroom, whilst upstairs there are THREE GOOD SIZED BEDROOMS. The property benefits from GOOD SIZED FRONT AND REAR GARDENS, with the rear being relatively low-maintenance and having a GARDEN STUDIO, gas fired central heating and double glazing.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening into:

ENTRANCE HALL

Stairs rising upper floor accommodation, doors providing access to:

LIVING ROOM

14'7 x 11'8 (4.45m x 3.56m)

Brick fireplace, double radiator, television point, built in storage cupboard, double glazed window to front aspect.

DINING ROOM

10' x 9'5 (3.05m x 2.87m)

Radiator, double glazed windows to side and front elevations, partially open plan to:

KITCHEN

12'7 x 11'5 (3.84m x 3.48m)

Modern and built with a matching range of eye and base level cupboards and drawers with soft close hinges, worksurfaces and matching upstands, five ring gas hob with extractor over, waist level double oven and grill, space and plumbing for dishwasher, space for American style fridge freezer, wall mounted

cupboard concealed boiler, under cupboard/ worktop lighting, inset one & ½ resin sink-drainer with mixer tap, double glazed window to rear aspect with views onto the garden, doorway leading to:

REAR LOBBY

Double glazed door opening to the garden, door to:

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush low level wc, wash hand basin with tiled splashbacks, heated towel rail, double glazed window with pattern glass to rear aspect.

FIRST FLOOR LANDING

Loft hatch to loft space, double glazed window to rear aspect, doors to:

BEDROOM

15'1 x 10'5 (4.60m x 3.18m)

Built in cupboard, double radiator, double glazed window to front aspect.

BEDROOM

11'6 x 9'3 (3.51m x 2.82m)

Double radiator, cupboard over the stairs, double glazed window to front aspect.

BEDROOM

7'4 x 7'4 (2.24m x 2.24m)

Radiator, double glazed pattern glass window to rear aspect.

OUTSIDE - FRONT

Large front garden with path leading to front door, hedged boundaries, gated side access to the rear garden.

REAR GARDEN

Gated side access to front, decked patio, area of artificial lawn, fenced boundaries and wooden shed.

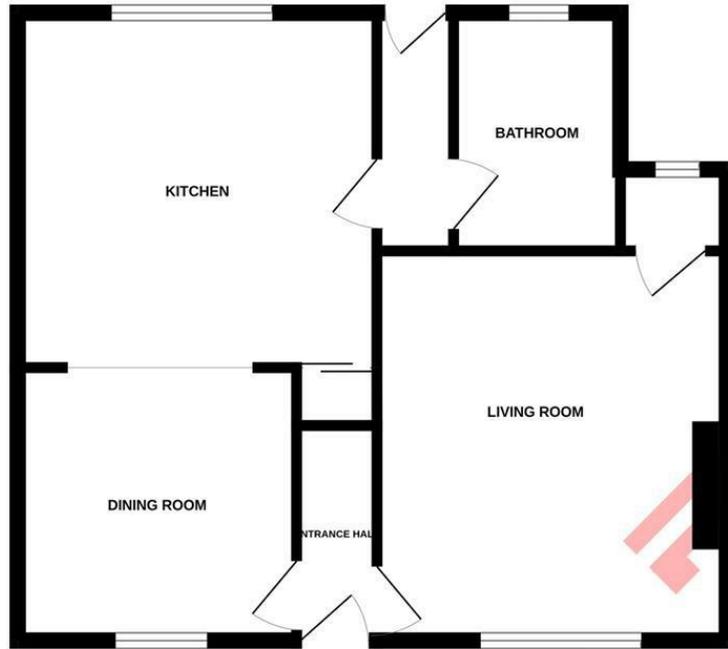
GARDEN STUDIO

12'6 x 7'3 (3.81m x 2.21m)

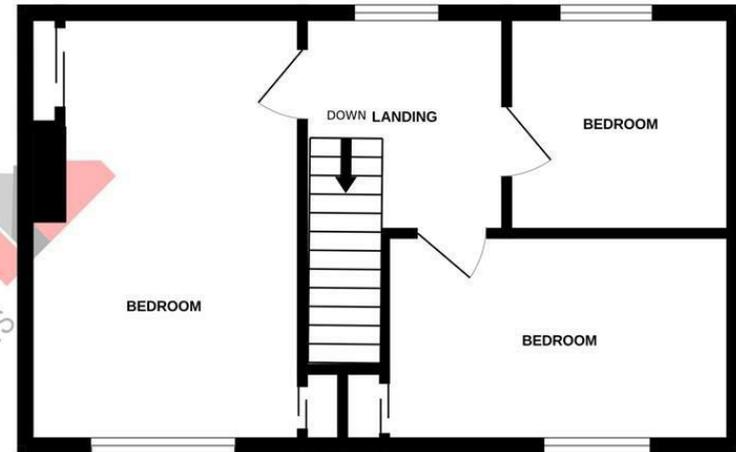
Timber construction, double glazed door and window, power and lighting.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
England & Wales		EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.