



Hastings Road
Battle, TN33 0TW

£650,000 Freehold

Wyatt
Hughes
Residential Sales

Hastings Road, Battle, TN33 0TW

Situated on Hastings Road in the historic town of Battle, this three-bedroom detached house offers the perfect balance of comfort, space and convenience. Within the sought-after Claverham school catchment area, it is also just a short distance from Battle town centre with its range of shops, amenities and the renowned Battle Abbey. For commuters, the mainline railway station with direct links to London is close by.

Inside, the property features two spacious reception rooms a well-appointed kitchen and a separate utility room. A bright conservatory provides a peaceful spot to enjoy views of the garden. Throughout the home, there are original oak flooring beneath the carpets on the ground floor, complemented by cedar wood skirting and door architraves, adding warmth and character.

Upstairs, three generous bedrooms are served by a main family bathroom, all are well proportioned with fitted cupboards and pleasant outlook.

The gardens are beautifully maintained and back onto open fields, creating a sense of privacy and tranquillity. With space for outdoor entertaining or simply enjoying the views, the setting is one of the property's real highlights.

Well presented and maintained throughout, the house retains a touch of charm and offers scope for modernisation if desired. Additional benefits include a garage, providing secure parking and extra storage.

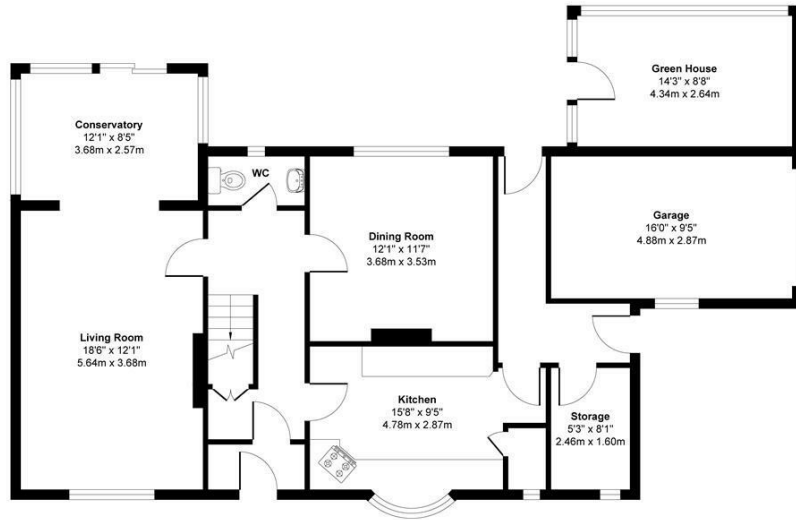
This property is more than just a house; it is a welcoming home in one of Battle's most desirable locations. With its combination of space, character features and excellent local amenities, it is a must-see for families looking to settle in the area

- TAX BAND E
- EXTENSIVE WELL MAINTAINED GARDENS
- 1844 SQ FT
- VERY WELL MAINTAINED THROUGHOUT
- EPC RATING D
- STUNNING VIEWS OVER FIELDS TO THE REAR
- THREE BEDROOM DETACHED HOUSE WITH THREE RECEPTION ROOMS
- NO ONWARD CHAIN
- GARAGE
- HUGE POTENTIAL

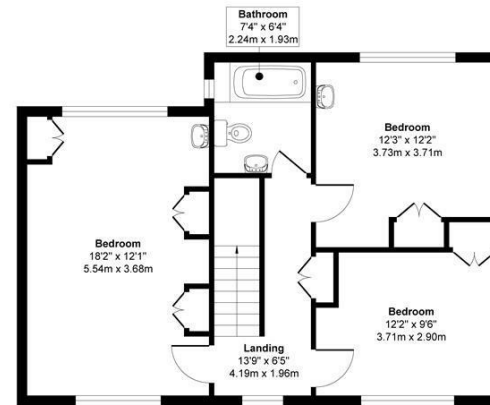


Hastings Rd

Approximate Gross Internal Floor Area
1844 sq. ft / 171.31 sq. m



GROUND FLOOR



FIRST FLOOR

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	(81-91) B			(92 plus) A	(81-91) B		
(69-80) C	(55-68) D			(69-80) C	(55-68) D		
(39-54) E	(21-38) F	60	67	(39-54) E	(21-38) F		
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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