



Lower Lake, Battle, TN33

Offers Over £280,000

Paul Stripp Estate Agents

paulstrippestateagent.com/ | 01424 772954

PAUL STRIPP

ESTATE AGENT PERSONAL SERVICE
EAST SUSSEX

Living room; A UPVC front door and UPVC sash window work to reduce external noise levels, beautiful wood flooring compliment the mix of wood and brick mantle and surround with fitted log burner. Radiator.

Kitchen; a stunning pine door with fitted glass leads you into the kitchen with a laminate tile effect floor. A fitted interior window and a UPVC window over the sink ensure allow plenty of natural light. There is a range of white fitted cupboards and drawers with a dark wooden effect worktop. Stainless steel sink. Fitted hob and oven.

Feature brick fireplace. Boiler.

Utility room; Light cream effect laminate flooring. Dark wooden effect worktop with plumbing underneath for washing machine and space for tumble dryer. UPVC door leading to the exterior and UPVC window. Space for coats. Radiator.

Bathroom; Gorgeous dark pine door. Beige tiled floor. Bath with fitted shower attachments. Double aspect frosted UPVC window. W/C and sink. Towel radiator.

Stairs from Kitchen to first landing.

First bedroom on the left is a good size double with inbuilt cupboard space. There is a beige carpet and UPVC sash window with radiator. Gorgeous wooden pine door.

Second bedroom on the right is a double and facing the back. With a beige carpet and UPVC window. Radiator.

Stairs to top bedroom

The third double bedroom is a wonderful room located in the eaves. It is a good size with a gable UPVC window and radiator.

Garden

The garden is in a secluded spot and secure, it is a good size area of lawn with a patio area and is located via a communal path. There are also three sheds perfect for storage.

Location

Situated in central battle and a short walk to the shops, cafes, station, pubs and restaurants. Battle train station is very short walk away which runs direct to Charing cross, Waterloo East and London Bridge. In Battle itself there are three mini supermarkets to choose from and the property is set between opticians and 2 dentists. It is also Ideally located for many great schools in the area both private and state. There are numerous nurseries and village centres in the area. There are also a plethora of amazing walks on your doorsteps with various routes across 1066 countryside

PAUL STRIPP
ESTATE AGENT
PERSONAL SERVICE
EAST SUSSEX



- Chain free
 - Three double bedrooms
 - Garden
 - Log burner
 - Gas central heating
 - UPVC double glazed throughout
 - Excellent finish
 - Central location
-





 3

 1


 729 sq ft





GROSS INTERNAL AREA
FLOOR 1: 354 sq ft, 33 m², FLOOR 2: 267 sq ft, 25 m²
FLOOR 3: 109 sq ft, 10 m², EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 42 sq ft, 4 m²
TOTAL: 729 sq ft, 68 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	