



Brede Lane, Battle, TN33

£499,000

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A well-presented three-bedroom home with generous off-street parking, dual-aspect living room, modern kitchen and loft bedroom with WC. Recently updated windows and boiler. Sunny wraparound garden, garage with electric door, and a practical layout throughout.

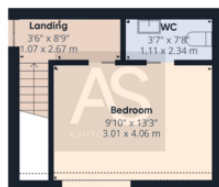


- Block-paved driveway with gated side access and parking for several cars
- Dual-aspect living room with log burner, air con, and garden access
- Modern kitchen with cream units and induction hob
- Separate utility room and downstairs WC
- Recently replaced windows and doors throughout. Fitted DNA Security system.
- Three bedrooms including loft room with fitted air conditioning
- Stylish main bathroom with walk-in shower and aqua board
- New boiler housed in attached garage with electric door
- Wraparound garden with patio, lawn and new fencing
- Built-in storage throughout including eaves and hallway cupboards





Floor 0



Floor 1



Approximate total area⁽¹⁾

1207 ft²
112 m²

Reduced headroom

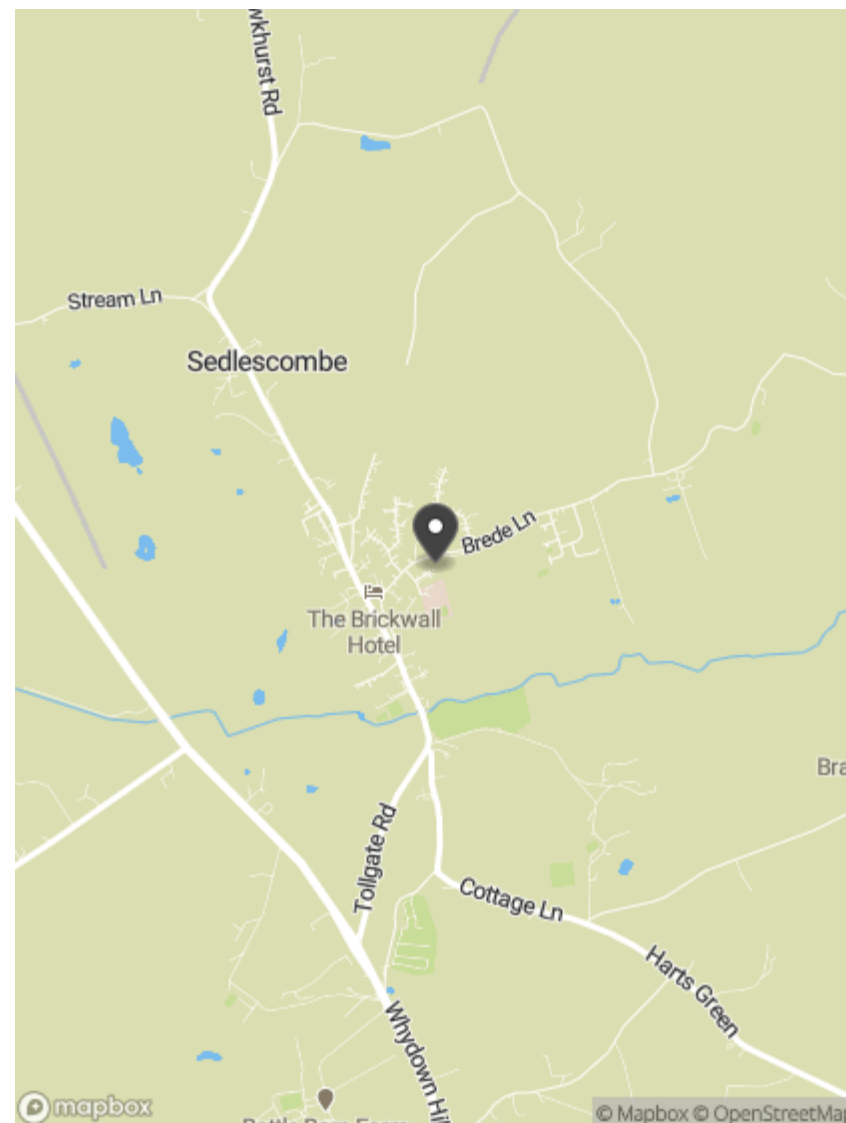
18 ft²
1.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE 360



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