

Property Report

20 Lower Lake, Battle, TN33 0AT

20th August 2025



Key Property Information


Number of bedrooms	3 bedrooms	Floor area	743ft ²	<div>Tenure</div> <div>Lease type</div> <div>Freehold</div>
Number of bathrooms	1 bathroom	Plot size	0.06 acres	
Property type	Terraced	Title number	ESX27116	
Year built	Pre 1900			


<div>EPC</div> <div>Valid to 21/08/2027</div>		<div>Council tax</div>		<div>Utilities</div>	
Efficiency rating (current)	61 D	Tax band	Band C	Mains gas	Yes
Efficiency rating (potential)	86 B	Estimated cost	£2,277 per year	Wind turbines	N/A
Enviro impact (current)	56 D	Local authority	Rother	Solar panels	N/A
Enviro impact (potential)	85 B			Mains fuel type	Mains Gas
				Water	South East Water


<div>Build</div>	
Floor type	Suspended
Roof type	Pitched
Wall type	Brick
Window type	Double Glazed


Key Property Information


Mobile coverage


 EE coverage


 Okay


 O2 coverage

 Good

 Three coverage

 Poor

 Vodafone coverage

 Okay

Broadband coverage


 Basic broadband

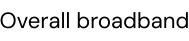
 14mb

 Superfast broadband

 50mb

 Ultrafast broadband

 1000mb

 Overall broadband

 1000mb

Outdoor space

Garden direction (est) Northeast

Tree preservation orders

No registered tree preservation orders on this property.

Flood risk

Rivers and sea flood risk Very low

Surface water flood risk Very low

Parking

Off road parking No (AI predicted)

Radon gas

Low risk (0–1%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

 Restrictive covenants

No covenants

This property does not have any restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

 Why it's important

Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

 Rights of way

There has been no rights of way found on the plot of this property

0 found Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

0 found Bridleways

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

0 found Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

0 found Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.

HM Land Registry 

🏠 National park

No restrictions found

This property is not within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

💡 Why it's important

Restrictions	Natural Beauty	Value Implications
There are strict planning regulations to ensure preservation. Building and development are highly controlled.	Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.	While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

🛡️ Conservation area

Found

This property is within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

💡 Why it's important

Preservation	Restrictions	Community and Environment
These areas maintain historical and architectural charm, potentially enhancing property values.	Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.	They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

📌 Greenbelt land

No restrictions found

This property is not on Greenbelt land

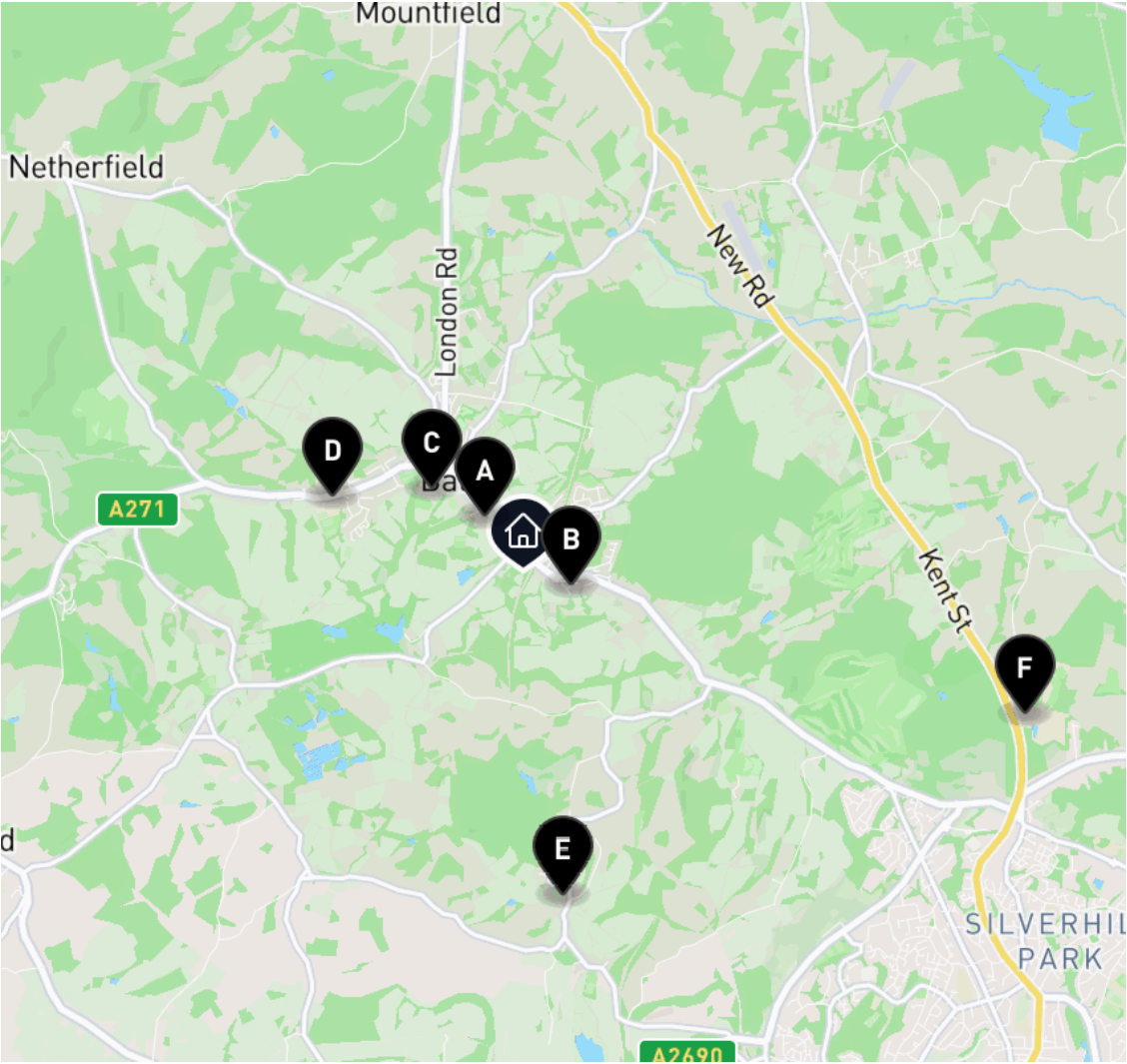
Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

💡 Why it's important

Restrictions	Environmental Appeal	Value Implications
Strict regulations limit new developments and property modifications, often requiring special permissions.	Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.	Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

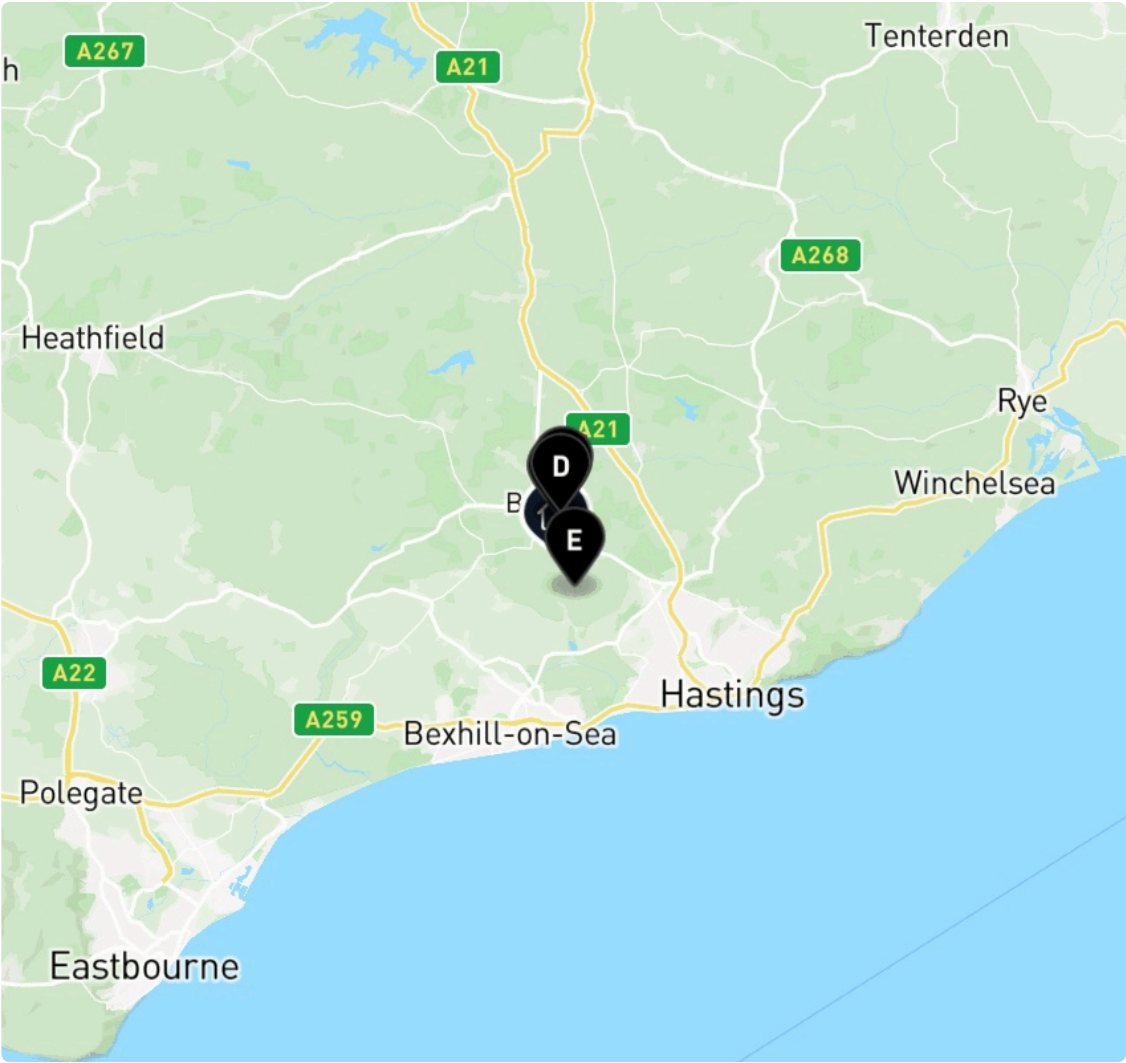
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Local Education



A	Battle Abbey School 0.22mi • Nursery	Not rated
B	Isp School 0.42mi • Special	Good
C	Battle And Langton Church Of England Primary School 0.56mi • Primary	Good
D	Claverham Community College 1.09mi • Secondary	Good
E	Crowhurst Cofe Primary School 2.09mi • Primary	Good
F	Claremont School 3.03mi • Nursery	Not rated
G	Vinehall School 3.07mi • Nursery	Not rated

Local Transport



A Station Approach, Lower Lake
0.11 mi • Bus stop or station

B Railway Station, Station Approach
0.14 mi • Bus stop or station

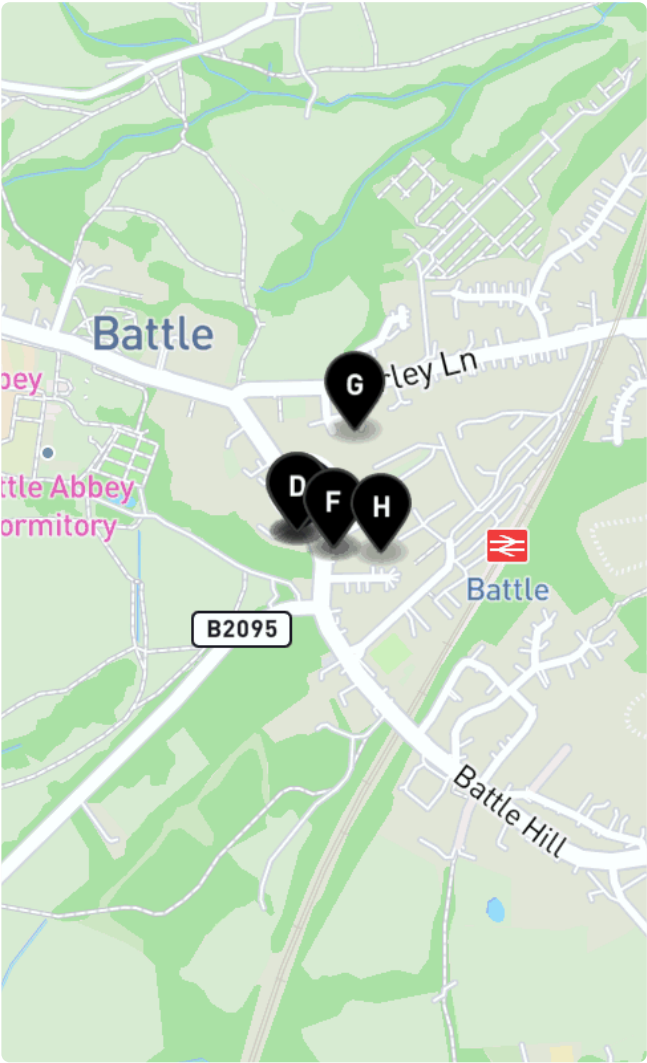
C Norman Close
0.18 mi • Bus stop or station

D Battle Rail Station
0.12 mi • Train station

E Crowhurst Rail Station
1.77 mi • Train station

F Lydd London Ashford Airport
19 mi • Airport

Nearby Planning



A Lake Cottage, Lower Lake, Battle TN33 OAT 171ft ⓘ
Proposed single storey conservatory to side, internal alterations including removal of walls and replacement windows and patio doors.
Approved Ref no. RR/2018/1000/L 07-04-2018

B Lake Cottage, Lower Lake, Battle TN33 OAT 171ft ⓘ
Formation of opening between kitchen and dining room.
Approved Ref no. RR/2018/2025/L 27-07-2018

C Lake Cottage, Lower Lake, Battle TN33 OAT 171ft ⓘ
Improvements to first floor landing including addition of window to rear.
Approved Ref no. RR/2018/2202/L 31-08-2018

D Lake Cottage, Lower Lake, Battle TN33 OAT 171ft ⓘ
Proposed single storey conservatory to side, internal alterations including removal of walls and replacement windows and patio doors.
Approved Ref no. RR/2018/999/P 07-04-2018

E 7 Senlac Gardens, Battle TN33 OAX 253ft ⓘ
Proposed first floor front and side extension and loft conversion with rear dormer.
Refused Ref no. RR/2019/2718/P 05-12-2019

F 7 Senlac Gardens, Battle TN33 OAX 253ft ⓘ
Proposed first floor front and side extension and loft conversion with rear dormer.
Refused Ref no. RR/2020/1186/P 18-06-2020

G 7 Shirlea View, Battle TN33 OUU 279ft ⓘ
Proposed single storey side extension.
Approved Ref no. RR/2023/1763/P 20-08-2023

H 13 Senlac Gardens, Battle TN33 OAX 374ft ⓘ
Proposed part two storey and part single storey rear extension.
Approved Ref no. RR/2021/1439/P 03-06-2021

Nearby Listed Buildings



A

Grade II – Listed building
13, 14, 15 AND 16, LOWER LAKE
13/05/87

72ft

List entry no: 1231150

B

Grade II – Listed building
30–37, LOWER LAKE
05/11/85

72ft

List entry no: 1231158

C

Grade II – Listed building
29, LOWER LAKE
13/05/87

75ft

List entry no: 1044197

D

Grade II – Listed building
41 AND 42, LOWER LAKE
13/05/87

151ft

List entry no: 1278244

E

Grade II – Listed building
LAKE COTTAGE
13/05/87

177ft

List entry no: 1044196

F

Grade II – Listed building
43 AND 44, LOWER LAKE
03/08/61

194ft

List entry no: 1044198

G

Grade II – Listed building
10, LOWER LAKE
13/05/87

210ft

List entry no: 1044195

H

Grade II – Listed building
1 AND 2, LOWER LAKE
03/08/61

341ft

List entry no: 1278275



Ashton Stripp

Searching for a reliable expert in the Battle and East Sussex property market? Discover the difference with Ashton Stripp Estate Agent. We believe in bespoke property matching, personal service and enhanced technology to reduce stress during your sale



Paul Stripp

Director

Having grown up in Battle, the area has always been home to me. I attended primary school in Sedlescombe and secondary school in Battle, giving me a deep connection to the town and its surroundings. Whilst currently living in the seaside town of Bexhill. I am firmly rooted in the Battle community and bring a strong local knowledge and appreciation for its history and charm. Outside of work, I'm passionate about sport, reading, live music, and exploring the countryside. I enjoy spending time with family and friends, whether traveling, catching up over a curry, or relaxing at the pub. Having had the chance to travel for a brief period, I value new experiences and the perspective they bring. As a parent to two children, Margie and Sid, I'm inspired every day to lead by example, balancing my professional goals with personal fulfillment.

info@paulstrippestateagent.com

07891260449

Testimonials

Paul helped us buy our dream house.

“ Paul helped us buy our dream house. He was always available when we needed him. He gives honest advise and really knows the area. I would thoroughly recommend Paul, he will get the job done! ”



David

Fantastic agent. Nothing is too much trouble for Paul,

“ Fantastic agent. Nothing is too much trouble for Paul, he’s friendly, knowledgable and provides a really personal service. Genuine and honest, completely different to the larger estate agent chains we’ve used in the past. Having a WhatsApp chat group set up between us all was particularly useful, it made communication really quick and easy. Wouldn’t hesitate to...



Clare

We highly recommend Ashton Stripp.

“ We highly recommend Ashton Stripp. Paul navigated us through a really complex chain. We were so pleased when we finally exchanged as it was looking very unlikely. It wouldn’t have happened without his proactive, committed and personable approach. It definitely helped us through a very stressful process. Thanks again Paul and the team. ”



Emma

My husband and I highly recommend Ashton Stripp.

“ My husband and I highly recommend Ashton Stripp. We received excellent advice from Paul, who has a wealth of local knowledge and is both highly professional and friendly. Thank you Paul! ”



Julie

We had tried two Estate agents and got frustrated with the lack of contact and progress with our sale. We were recommended Paul by friends.

“ We had tried two Estate agents and got frustrated with the lack of contact and progress with our sale. We were recommended Paul by friends. What a different experience. Straight away we had more viewings. Paul regularly kept us updated and went above and beyond our expectations. When we sold the first time Paul even put money behind the bar for...



Emma and Jamie

It was a pleasure working with Aston stripp estate agent.

“ It was a pleasure working with Aston stripp estate agent. Their professionalism and dedication were evident throughout the entire process. Paul, in particular, was incredibly helpful and always went the extra mile. His hard work and commitment were truly appreciated. We highly recommend their services to anyone looking for a dedicated and...



Elisa and Andrea

Get in touch

Office address	33 High Street, Battle, TN33 0EA
Email	info@ashtonstripp.co.uk
Phone	01424772954
Website	https://www.ashtonstripp.co.uk/
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