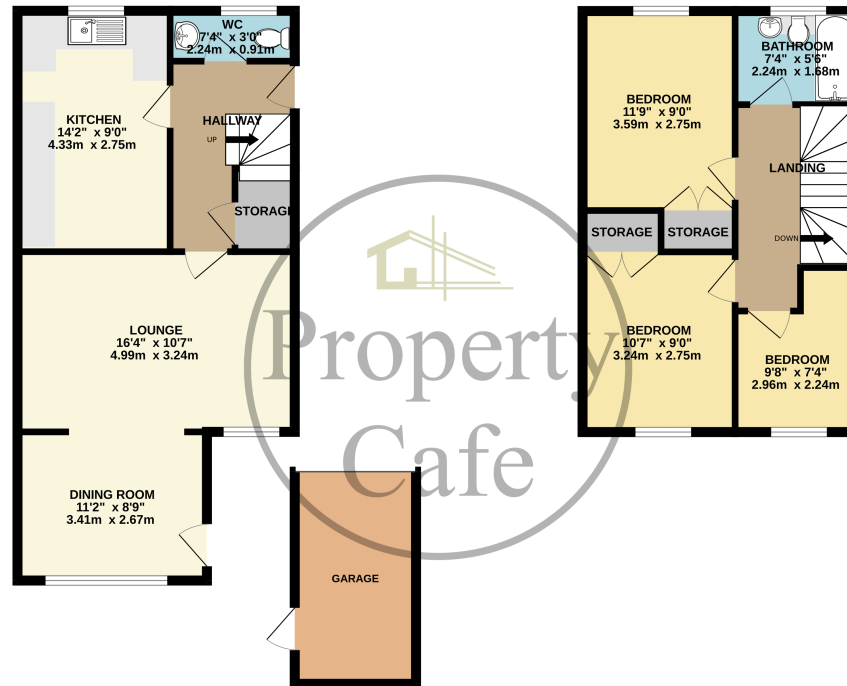




6 Falconers Drive, Battle, East Sussex, TN33 0DT  
£1,500 pcm

GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.

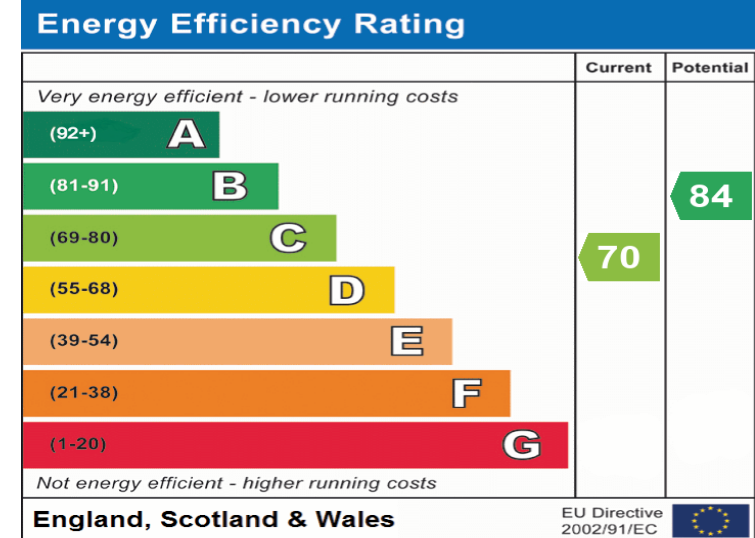


TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

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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Property Cafe are delighted to offer to let this immaculately presented family home situated in a sought after residential location of Battle, just a short distance to Battle train station, recreational Battle great woods and perfectly located close to excellent primary and secondary schools. Internally this semi detached home has been recently refurbished and comprises; Entrance hallway with understairs storage cupboard, a downstairs toilet room, modern fitted kitchen/breakfast, a good size lounge/diner with ample space for relaxing and entertaining guests, a lawned rear garden with side access into the single detached garage and off road parking for 2/3 cars. Stairs rising to the landing offer access onto two double bedrooms with built-in storage cupboards, a single bedroom and a modern family bathroom. This wonderful family home benefits further from recently being redecorated and recarpeted in modern tones, gas fired central heating and full double glazing. Properties such as these rarely become available and a minimum annual income of £45,000 per household is required to be eligible. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.





**Bedrooms:** 3  
**Council Tax:** Band C  
**Council Tax:** Rate 2168  
**Parking Types:** Driveway. Off Street.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.

- Semi detached family home to let.
- Detached garage and off road parking.
  - Sought after Battle location.
  - Three bedrooms.
- Double glazing and gas central heating.

**Receptions:** 1  
**EPC Rating:** C (70)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL. Cable. FTTC. FTTP.  
**Accessibility Types:** Not suitable for wheelchair users.

- Downstairs toilet room.
- Lawned front and rear gardens.
- Modern decor throughout.
- Modern kitchen and bathroom.
  - Available mid April 2025.