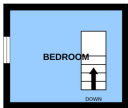
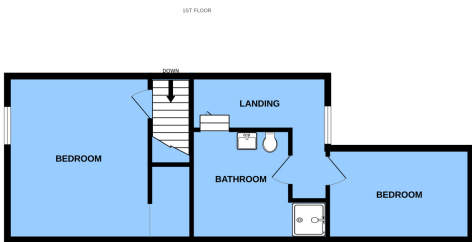
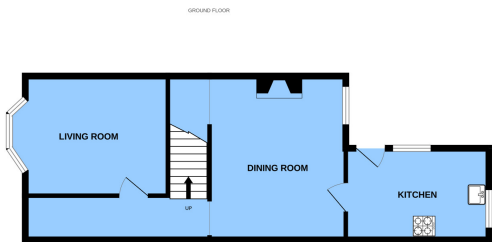
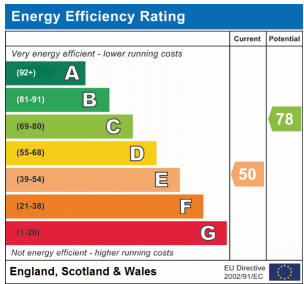


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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7 Lower Lake, Battle, East Sussex TN33 0AT

£325,000 freehold

An attractive three storey cottage that is conveniently situated for the enjoyment of the historic town of Battle being within a short walk of the High Street and mainline station. Inside the property is beautifully presented with two reception rooms and three bedrooms all enjoying an enclosed area of garden.

Victorian Cottage	3 Bedrooms	2 Reception Rooms	Beautifully Presented
Short Walk of High Street and Station	Enclosed Rear Garden		



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## Description

This attractive mid-terrace Victorian cottage presents brick elevations below a tiled roof with UPVC double glazing and gas central heating throughout. Modernised over recent years the property is beautifully decorated with a stylish kitchen and two reception rooms, one with a wood burning stove and the other with an open fireplace. The three bedrooms are all of a good proportion and the bathroom enjoys a separate shower cubicle. Outside there is a delightful area of garden that is enclosed and well planted and the whole is situated close to the mainline station and the historic high street.

## Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings taking the second exit at the mini roundabout into Lower Lake and the property will be found down the hill on the left hand side. What2Words:///cats.rope.unfit

## THE ACCOMMODATION

with approximate room dimensions is approached via a covered porch with panelled and glazed door to

## ENTRANCE HALL

12' 7" x 3' 0" (3.84m x 0.91m) with stairs rising to first floor landing, panelled and glazed door to

## DINING ROOM

12' 1" x 10' 5" (3.68m x 3.17m) max into bay window to front with central fireplace incorporating a wood burning stove on a quarry tiled hearth with shelving to side.

## LIVING ROOM

13' 10" x 10' 0" (4.22m x 3.05m) with window to rear and central open fireplace on a Yorkstone hearth, large understairs storage cupboard and panelled and glazed door to

## KITCHEN

11' 6" x 8' 0" (3.51m x 2.44m) a dual aspect room with glazed door to outside and fitted with a range of high gloss base and wall mounted kitchen cabinets incorporating cupboards and drawers with space and plumbing for a washing machine and incorporating a low level oven, dishwasher, bin storage and space for fridge/freezer. There is a large area of working surface incorporating a 4 burner gas hob with extractor above and a 1 1/2 bowl enamel sink with mixer tap and drainer.

## FIRST FLOOR LANDING

leading to inner landing with cupboard housing the gas fired boiler. Door and stairs leading to second floor.

## BEDROOM

13' 9" x 10' 3" (4.19m x 3.12m) with window to front, central cast iron fireplace, large cupboard with hanging and shelving.



## BEDROOM

11' 4" x 7' 10" (3.45m x 2.39m) with window to rear.

## BATHROOM

9' 8" x 7' 2" (2.95m x 2.18m) with tiled shower recess with shower and glazed door; a white panelled bath with mixer taps and tiled surround, concealed cistern wc, vanity sink unit with mixer tap and heated towel rail



## SECOND FLOOR BEDROOM

13' 9" x 13' 2" (4.19m x 4.01m) max including the bannisters and staircase, with window to front, eaves storage.



## OUTSIDE

To the rear of the property steps rise up to a level garden that is fence enclosed with established specimen trees and an area of lawn that extends out to the rear where there is a paved patio that enjoys a sunny aspect. From the rear garden a Right of Way leads to Marley Lane.



## COUNCIL TAX

Rother District Council  
Band C £2,336.76

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.