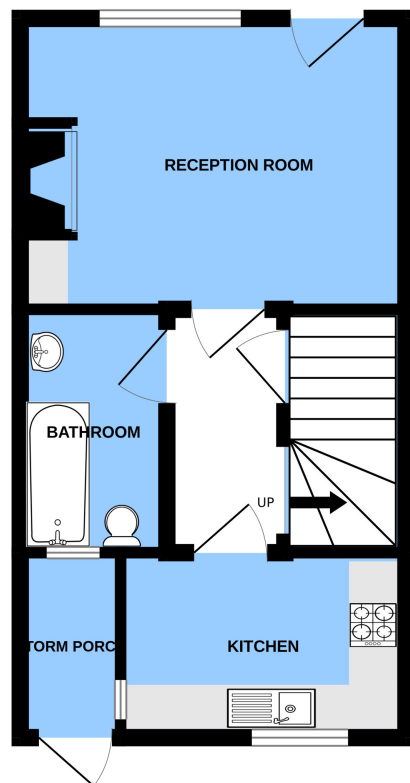
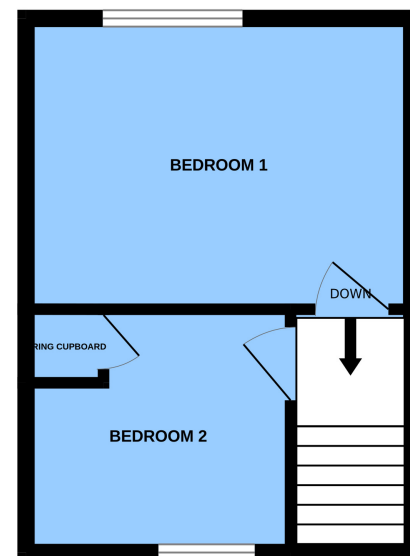


GROUND FLOOR



1ST FLOOR



8 Upper Lake, Battle, East Sussex TN33 0AN

price £199,950 freehold

An attractive Grade II Listed character cottage in the centre of Battle with courtyard garden and full vacant possession. Walking distance of mainline station. No onward chain.

Town Centre Location  
 Countryside Views

2 Bedrooms  
 Walking Distance of  
 Station

Grade II Listed  
 Chain Free

Courtyard Garden

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.  
 Made with Metroplan ©2024



## Description

Senlac Cottage is believed to date back to the 18th Century and is therefore Grade II Listed for its architectural and historic merit. The property, which enjoys generous head heights, offers all the character features you would expect to find in a property of this era and presents a comfortable living room with log burner, a kitchen which overlooks the courtyard garden along with a downstairs bathroom. To the first floor are two comfortable double bedrooms. The second bedroom enjoys far reaching views to the rear of the property across adjoining countryside. Although the property is now in need of some updating it has huge potential to create a very comfortable home. The property is situated just a short walk of Battle High Street which is very well served for day to day amenities, independent shops, pubs and is within a short walk of the mainline station which offers services into London Charing Cross and to the coast at Hastings and St Leonards. The area is generally very well served for areas of historical interest, recreational facilities, country walks and surrounded by an Area of Outstanding Natural Beauty. The property is marketed with no onward chain and an early viewing is highly recommended to avoid missing out.

## Directions

From the High Street in Battle proceed in a southerly direction, passing The Abbey and Stiles Garage where the property will be found on the left hand side, just up from the mini roundabout.  
What3Words: ///backhand.electrode.persuade

## THE ACCOMMODATION

With approximate dimensions, is approached via front door into

## RECEPTION ROOM

11' 2" x 11' 1" (3.40m x 3.38m) Window to the front of the property, exposed wall and ceiling timbers, wall mounted light fittings, centred around a working log burner with wooden surround and mantle, brick inset and hearth, tiled flooring, television aerial point. A door gives access into a

BRIEF INNER HALLWAY with turned staircase giving access to first floor landing with large under stairs storage cupboard, terracotta tiled flooring.



## BATHROOM

7' 5" x 3' 0" (2.26m x 0.91m) Window to the rear of the property, WC, panelled bath with electric shower over, pedestal wash hand basin, tiled splash back surround, laminate flooring.

## KITCHEN

8' 3" x 7' 6" (2.51m x 2.29m) Window to the rear of the property into the courtyard garden with fine countryside views, variety of wall and base units incorporating cupboards and drawers with granite effect working surfaces, space for washing machine, electric oven, stainless steel sink drainer unit with mixer tap and drainer, terracotta tiled flooring, door into

## REAR PORCH

Access to the rear garden.

## BRIEF FIRST FLOOR LANDING

With exposed timbers and beams.

## BEDROOM ONE

10' 10" x 9' 0" (3.30m x 2.74m) Window to the front of the property, small cupboard, exposed wall timbers.



## BEDROOM TWO

Window to the rear of the property taking in countryside views, exposed timbers, airing cupboard.



## OUTSIDE

There is a walled courtyard.

## COUNCIL TAX

Rother District Council  
Band B - £1,949.78

**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.