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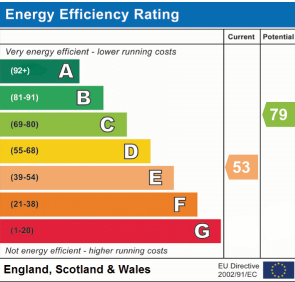
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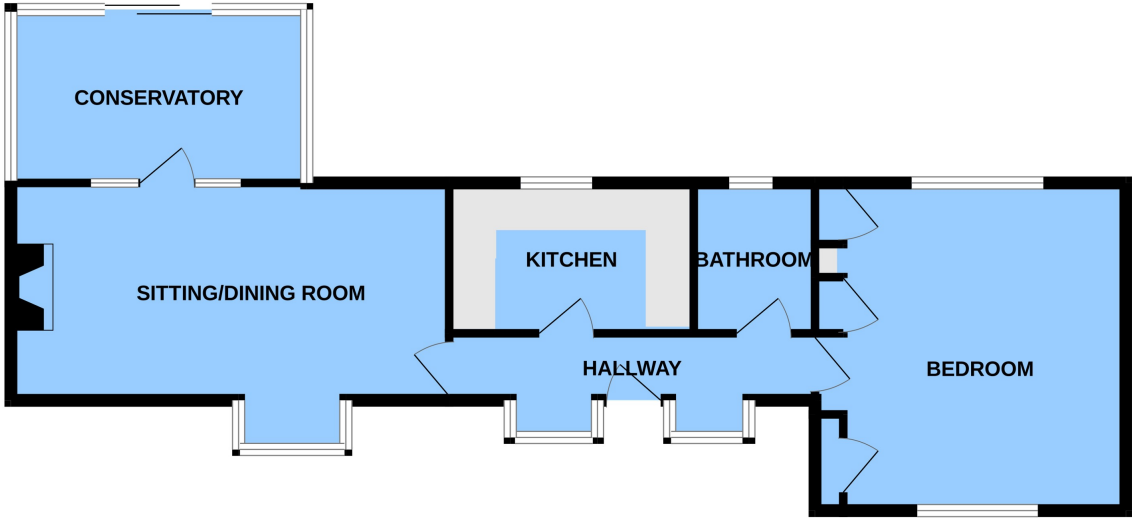
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GROUND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



THE LAST POST  
TOTAL FLOOR AREA : 712 sq.ft. (66.2 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.  
Made with Metropix ©2025



The Last Post Hastings Road, Battle, East Sussex TN33 0TP **£280,000 freehold**

Charming Period Single Storey Cottage with Stunning Rural Views.

Attached Cottage

1 Bedroom

Conservatory

Large Garden/Paddock

Off-Road Parking

Uninterrupted Country Views

Chain Free

Approximately 0.28 acres





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## Description

This delightful, attached period cottage offers single-storey living with beautiful, far-reaching rural views from a large, private, tree-lined garden. The accommodation includes a welcoming entrance hall with bay-fronted windows, a bright dual-aspect sitting room, and a conservatory perfect for enjoying the surrounding greenery year-round. The kitchen is well-proportioned, while the double bedroom benefits from a dual aspect, built-in wardrobes, and lovely natural light. A bathroom completes the internal space.

Outside, a shared driveway leads to an area of private parking and gated five-bar access to the expansive rear garden/paddock, ideal for a keen gardener, outdoor entertaining, or simply enjoying the peace and countryside views. Offered chain-free, this charming home provides a rare opportunity for those seeking a period property with a large garden and a rural outlook while retaining the convenience of single storey living.

The cottage is conveniently located close to good local schools and railway station. It is easy walking distance to a bus stop, recreation ground and cricket club.

NOTE 1 : There is potential for modernisation or extension, subject to any planning permission or listed consent.

NOTE 2 : We are also marketing the adjoining property, Yew Tree Cottage, therefore the combined properties could appeal to those looking for dual occupation.

NOTE 3: The paddock is subject to an uplift clause in the event that planning permission is achieved within the next twenty five years.

## Directions

From our office in Battle High Street, travel in a southerly direction onto the Hastings Road. The property will be found on the left hand side, just before reaching Crowhurst Park and the turning for Telham Lane.  
What3Words: ///polishing.grumble.unique

## THE ACCOMMODATION

With approximate room dimensions, is approached via a wooden and glazed door to

## ENTRANCE HALL

13' 10" x 3' 8" (4.22m x 1.12m) Two large double glazed bay fronted windows, inset lighting, radiator; built in storage cupboard.

## SITTING ROOM

20' 2" x 10' 0" (6.15m x 3.05m) widening to 12' 8" (3.86m) into bay window, further wooden and glazed windows enjoying aspect over the garden with far reaching rural views into the conservatory, ceiling and wall mounted lighting, two radiators, wooden and glazed door into conservatory, feature fireplace surround, serving hatch to kitchen.

## CONSERVATORY

Of UPVC double glazed construction with sliding doors into the garden enjoying a stunning aspect over the private gardens with far reaching countryside views, wall mounted lighting.



## KITCHEN

11' 4" x 7' 1" (3.45m x 2.16m) Fitted with matching wall and base mounted units with work surface over; single bowl stainless steel sink with mixer tap and drainer; eye level oven and four ring gas hob, space for fridge/freezer and washing machine, wall mounted gas fired boiler; tiled surround, inset lighting, serving hatch through to sitting room, wooden glazed windows with views over the garden and countryside beyond.

## BEDROOM

15' 1" x 14' 4" (4.60m x 4.37m) max, enjoying a dual aspect to the front and rear of the property, built in wardrobes and storage cupboards with shelving, fitted dressing table, inset lighting, two radiators.



## BATHROOM

6' 11" x 5' 6" (2.11m x 1.68m) With double glazed obscured window to rear; low level wc, vanity inset wash basin with drawer beneath, panelled bath with mixer tap and shower attachment, radiator; ceiling lighting, extractor.

## OUTSIDE

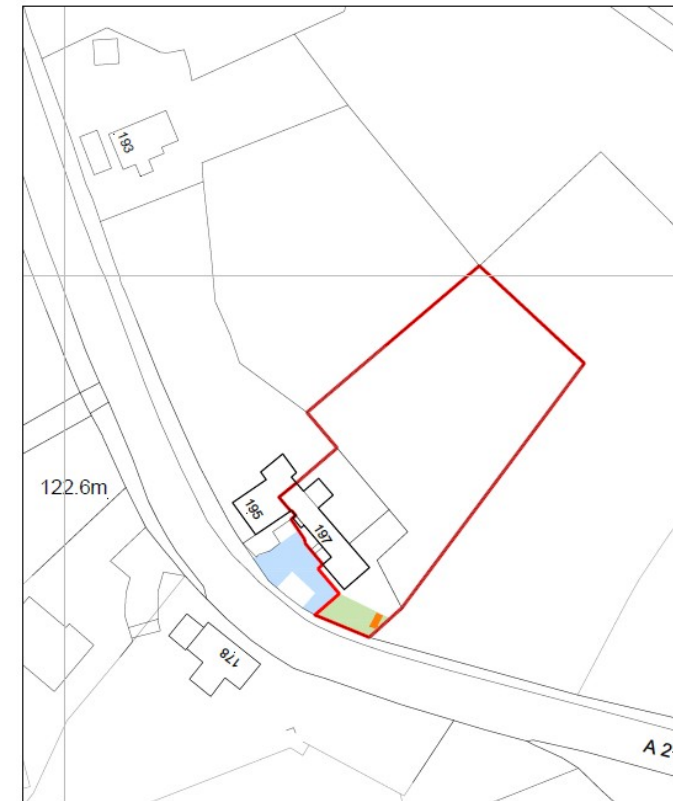
To the front is a carriage driveway which is shared and owned by the attached property, Yew Tree Cottage, leading to an area of private off-street parking. The large rear garden measures approximate 0.28 acres and enjoys complete privacy being enclosed by a combination of fencing and evergreen trees with a hedgerow to the rear and takes in stunning far reaching rural views. The garden is predominantly laid to lawn with gated pedestrian access to the side and a further five bar gated access. There is a shed and outside water tap.



## COUNCIL TAX

Rother District Council  
Band B £2,044.68

## LOCATION/BOUNDARY PLAN



**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.