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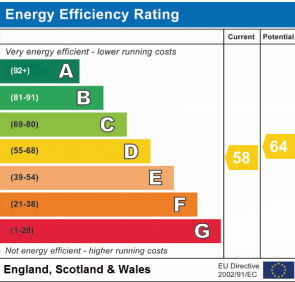
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GROUND FLOOR
1194 sq.ft. (110.9 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (110.9 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.
Made with Metreplan 12/2025



23 Tollgates, Battle, East Sussex TN33 0JA £529,950 freehold

Stunning detached three bedroom bungalow with landscaped gardens and parking within walking distance of the High Street. Viewing highly recommended.

- Detached Bungalow
Convenient Location
- 3 Bedrooms
Spacious Accommodation
- Single Garage
- Landscaped Garden

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Description

Stunning Detached Bungalow in Sought-After location. Nestled in the quiet, highly sought-after area of Tollgates, this beautifully presented 2/3 bedroom detached bungalow offers spacious and flexible living within walking distance of the bustling market town high street, local primary and secondary schools, and essential amenities. The property is set within mature, well-stocked gardens, with the rear garden enjoying a lovely sunny aspect—perfect for relaxing, entertaining, and enjoying the seasons. Step inside to a spacious entrance porch and welcoming hallway, leading to a bright, dual-aspect sitting/dining room ideal for family gatherings. The well-appointed, integral kitchen/breakfast room offers plenty of space for everyday living, while a rear lobby provides additional practicality. The bungalow features a main bedroom with en-suite shower room, two further bedrooms offering flexibility for guest accommodation or a study, and an additional shower room to serve the home. Externally, the property benefits from ample off-street parking and a single garage. This is a rare opportunity to secure a spacious, detached bungalow in one of the area's most desirable locations, offering a perfect blend of comfort, convenience, and tranquil surroundings. Early viewing is highly recommended.

Directions

From our office in Battle High Street, proceed in a northerly direction. At the roundabout take the second exit onto the North Trade Road, proceed along here for just under one mile and take the left hand turn into Tollgates, follow the road round to the left and the property will be seen on the right hand side.
What3Words///sofa.zoos.countries

THE ACCOMMODATION

With approximate room sizes, is approached via a herringbone block paved driveway leading to a UPVC double glazed and brick

ENTRANCE PORCH

6' 6" x 5' 8" (1.98m x 1.73m) With double glazed UPVC door, brick flooring, lighting. UPVC double glazed door leading into



ENTRANCE HALL

13' 10" x 10' 8" (4.22m x 3.25m) max, with obscured glazed panelled windows looking into the entrance porch, loft access, radiator, ceiling lighting, controls to security system, built in cupboard with hanging rail housing the consumer unit, further airing cupboard with immersion tank.

SITTING/DINING ROOM

28' 6" x 11' 11" (8.69m x 3.63m) A double aspect room with windows to front and double glazed sliding doors giving access to the rear sun terrace with a beautiful aspect onto the rear garden, ceiling lighting, two radiators, gas wood effect stove on a tiled hearth, door to



BEDROOM THREE/HOME OFFICE

12' 3" x 8' 11" (3.73m x 2.72m) With a dual aspect, double glazed windows to side and rear, UPVC double glazed door to garden, ceiling lighting, radiator.

KITCHEN

18' 1" x 9' 11" (5.51m x 3.02m) With double glazed window to rear aspect and fitted with an extensive range of matching wall and base mounted units incorporating pull-out larder cupboards with a complementing work surface over; tiled surround, one and a half bowl stainless steel sink with drainer and mixer tap, integral eye level oven and grill, four ring gas hob, integral high level microwave, integral fridge/freezer and dishwasher; ample space for breakfast table, inset ceiling lighting, contemporary wall mounted radiator; cupboard housing wall mounted boiler and UPVC double glazed door to the

REAR LOBBY

8' 6" x 5' 8" (2.59m x 1.73m) of UPVC and glazed construction with a delightful outlook over the garden, tiled floor; washing machine, UPVC door with glazed panel to the garden, power and lighting.

BEDROOM ONE

14' 2" x 12' 1" (4.32m x 3.68m) Dual aspect double glazed windows to the front and side, extensive built-in wardrobes, ceiling lighting, radiator.



EN-SUITE SHOWER ROOM

7' 2" x 2' 10" (2.18m x 0.86m) Fitted with a concealed cistern low level wc, built in wash basin with mixer tap, storage cupboard beneath, shower cubicle, part tiled walls, chrome heated towel rail, inset ceiling lighting, extractor and obscured double glazed window to side aspect.

SHOWER ROOM

7' 4" x 5' 6" (2.24m x 1.68m) Double glazed obscured window to side aspect, fitted with a low level wc, circular wash basin with mixer tap on bespoke unit with storage beneath, large shower cubicle with rainfall shower head and hand held shower attachment, part tiled walls, tiled floor; ceiling lighting, extractor; chrome heated towel rail and shaver point.

BEDROOM TWO

12' 4" x 9' 0" (3.76m x 2.74m) Dual aspect double glazed windows to the side and rear of the property, built in wardrobes, ceiling lighting, radiator.

OUTSIDE

The property is approached over a driveway offering ample parking for at least three vehicles. There is a lawned area with mature boarders and gated access to either side of the property.

GARAGE

16' 4" x 9' 0" (4.98m x 2.74m) Remote controlled roller door, further UPVC door to side giving access to the garden, double glazed window, power and light.

REAR GARDEN

The deceptively spacious rear garden extends also to the side of the property where there are raised sleeper planter beds, water tap and gated side access. A sandstone pathway runs adjacent to the rear of the property making an ideal spot for outside entertaining and enjoys a sunny southerly aspect. Steps then lead down onto a manicured rear garden with extensively planted herbaceous flower and shrub borders and mature specimen plants, a further circular seating area. There is also a timber shed.



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.