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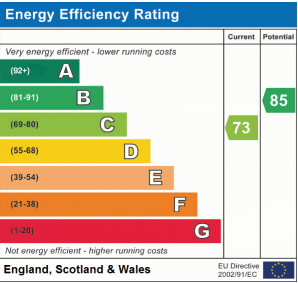
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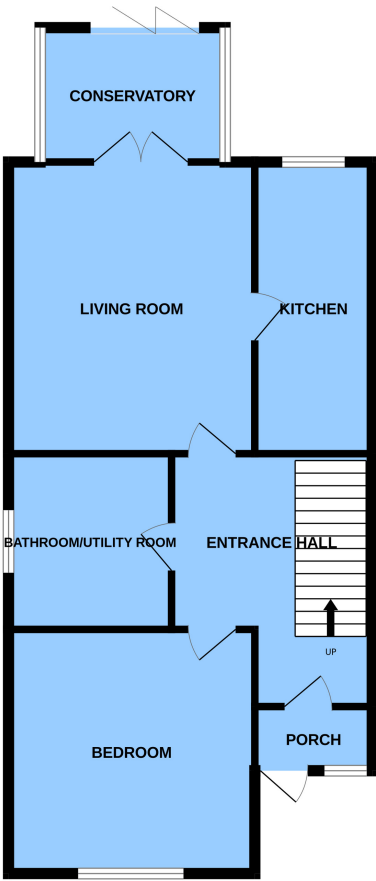
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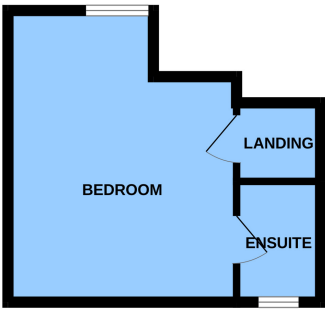
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GROUND FLOOR



1ST FLOOR



Mole End Cottage, 7 Mitre Way, Battle, East Sussex TN33 0BQ

guide price: £290,000 - £300,000 freehold

Guide Price: £290,000 - £300,000. An end of terrace two bedroom cottage with an allocated parking space and enclosed private garden situated close to Battle High Street and station.

End of Terrace House
Private Parking

2 Bedrooms
Close to Station and High Street

Enclosed Private Garden

Master Bedroom with En-Suite

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Description

A delightful end-of-terrace home tucked away in a small and attractive mews style terrace, ideally positioned for easy access to the mainline station serving London stations and within walking distance of the historic market town of Battle. The property offers exceptionally well-presented accommodation comprising an entrance porch and hall, a bright and welcoming sitting room that flows seamlessly into a conservatory with bi-folding doors opening onto the garden, a kitchen with view over the garden, a ground floor bedroom and bathroom. To the first floor, the property benefits from a generous master bedroom with an en-suite shower room. Additional features include double glazing, gas central heating, and the convenience of a private parking space, making this an ideal home for commuters, downsizers, or those seeking a charming and low-maintenance property in a highly sought-after location.

Directions

From Battle High Street proceed in a southerly direction towards Hastings. Turn left into Station Approach and continue down towards Battle Station turning left into Mitre Way. Access slope and steps lead up to the properties.

What3Words:///reclusive.afraid.yacht

THE ACCOMMODATION

Is approached via steps or slope up to a private pathway from the parking space to Mole End Cottage with exterior lighting and a block paved pathway leading to a double glazed UPVC door into the

ENTRANCE PORCH

Ample room for coats and boots with exposed brickwork and wall mounted lighting.

ENTRANCE HALL

9' 6" x 8' 0" (2.90m x 2.44m) max, A spacious and welcoming space with carpeted staircase to first floor with under stairs storage, ceiling lighting, radiator.

BEDROOM

11' 9" x 11' 6" (3.58m x 3.51m) double glazed window to front aspect, ceiling lighting, radiator.

SITTING ROOM

13' 2" x 11' 5" (4.01m x 3.48m) Double glazed french doors with aspect and access into the garden room enjoying views over the rear garden, ceiling lighting and radiator, wooden and glazed door into



KITCHEN

13' 0" x 5' 10" (3.96m x 1.78m) With double glazed window enjoying view over the rear garden and fitted with a matching range of wall and base mounted units with wood effect work surface, single bowl stainless steel sink with drainer and mixer tap, attractive tiled surround, integral oven with four ring gas hob and stainless steel cooker hood over, space for a slimline dishwasher and space for fridge/freezer, inset ceiling lighting, wall mounted gas fired boiler, radiator.



GARDEN ROOM

6' 11" x 9' 2" (2.11m x 2.79m) Fully double glazed construction with floor to ceiling panelled windows enjoying aspect onto the garden, bi-folding doors opening up the space into the rear garden with laminate flooring, wall mounted lighting and power points, a lovely space which brings the outside in.



BATHROOM

7' 9" x 5' 10" (2.36m x 1.78m) With double glazed obscured window to side aspect, fitted with low level wc, bath with mixer tap and shower attachment, vanity wash basin with mixer tap and cupboard beneath, space for washing machine, inset ceiling lighting, extractor and radiator.

FIRST FLOOR LANDING

Ceiling lighting, access to eaves storage space, doorway leading into

BEDROOM

13' 0" x 9' 9" (3.96m x 2.97m) extending to 15' 0" (4.57m) into the eaves with some restricted head height, velux window to rear aspect, ceiling lighting, eaves storage cupboard, radiator, access to loft and doorway through to

EN-SUITE

3' 10" x 8' 2" (1.17m x 2.49m) With velux window to front aspect, fitted with a concealed cistern wc, pedestal wash basin with mixer tap, shower cubicle with concertina door and Aqualisa shower with part tiled walls, inset lighting, radiator, extractor.

OUTSIDE

To the front of the property is an area of low maintenance garden, partially enclosed by boxed hedging leading to gated side access to the rear garden. The delightful rear garden is enclosed with close board fencing with gated access to the rear with a small area of lawn and well stocked flower beds.



NOTE

The owners of 1-11 Mitre Way form Meldene Property Management Limited which is responsible for the upkeep of the communal pathway areas. Annual contribution £225 (2026)

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.