





20 Senlac Gardens, Battle

£250,000 Freehold

A three-bedroom home in central Battle, offering huge potential to modernise and make your own. Features include solar panels with battery storage, driveway parking for two cars and a generous rear garden with direct gated access to Battle station. Guide price £250,000–£275,000.

ASHTON STRIPP

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Situated in a central Battle location, this three-bedroom home in Senlac Gardens occupies a generous plot and offers excellent potential for modernisation. Benefits include solar panels with battery storage, off-road parking for two cars and a good-sized rear garden with convenient gated access leading directly to Battle station.

INSIDE

The front door opens into the hallway. Straight ahead is the shower room, with a walk-in shower, Aqua panel walls and vinyl flooring. The white WC and pedestal basin are newly fitted.

The living room has a gas fire and a door to the rear garden. The kitchen is on the right. It has tiled flooring, wood-effect wall and base units, a laminate worktop and a one-and-a-half bowl stainless steel sink. There is a gas hob and oven, space for a fridge freezer and a door to the rear garden.

Upstairs, the main bedroom is to the right. It is a double overlooking the front and back, with a white WC, a corner basin and a built-in storage cupboard. At the front on the left is a second double bedroom, with a storage cupboard over the stairs. The third bedroom is a single, at the back on the left.

OUTSIDE

The rear garden is a good size, laid mainly to lawn. Outside the back door is a patio with a pergola. There is a greenhouse and a shed, and a gate leads out to Battle station.

At the front, a gravel driveway gives parking for two cars, with lawn on either side and a tree. There may be scope to widen the driveway, subject to the necessary consents.

THE LOCATION

Senlac Gardens is in central Battle. The gate at the back of the garden leads to Battle station.

TAKE A CLOSER LOOK

Virtual tour – walk through every room on this listing.

4D floorplan – see the full layout in 3D on this listing.

Video tour – watch the property video on this listing.

Available with a Reservation Agreement – call us to find out how it works.

ABOUT ASHTON STRIPP

Ashton Stripp is an independent estate agent based in Battle, covering Hastings, Rye and 1066 Country. For new homes and local market updates, search Ashton Stripp on Instagram and Facebook.





- Three bedrooms – two doubles and a single
- WC and corner basin in the main bedroom
- Ground-floor shower room with newly fitted WC and basin
- Solar panels installed in 2022, with battery storage
- Gravel driveway for two cars
- Rear garden with lawn, patio, pergola, greenhouse and shed
- Rear gate leading to Battle station
- Central Battle location
- Virtual tour, 4D floorplan and video tour available
- Available with a Reservation Agreement





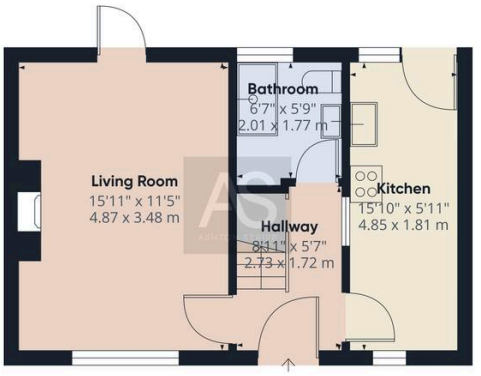


The property enjoys a convenient central Battle location, within easy reach of the town's shops, cafés, restaurants and everyday amenities. Families are well catered for, with Battle and Langton Church of England Primary School and Claverham Community College nearby, together with the independent Battle Abbey School. Battle railway station is particularly accessible, with a pedestrian gate at the rear of the garden providing direct access, making this an ideal location for families and commuters alike.

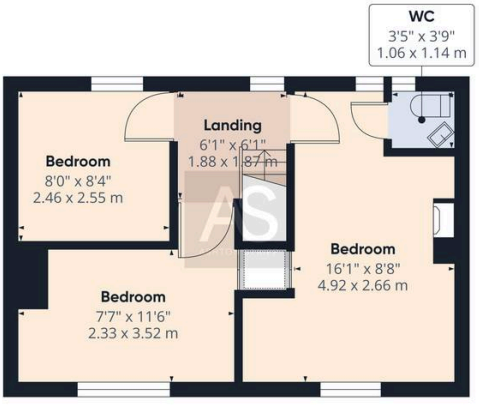








Floor 0



Floor 1

Approximate total area(1)

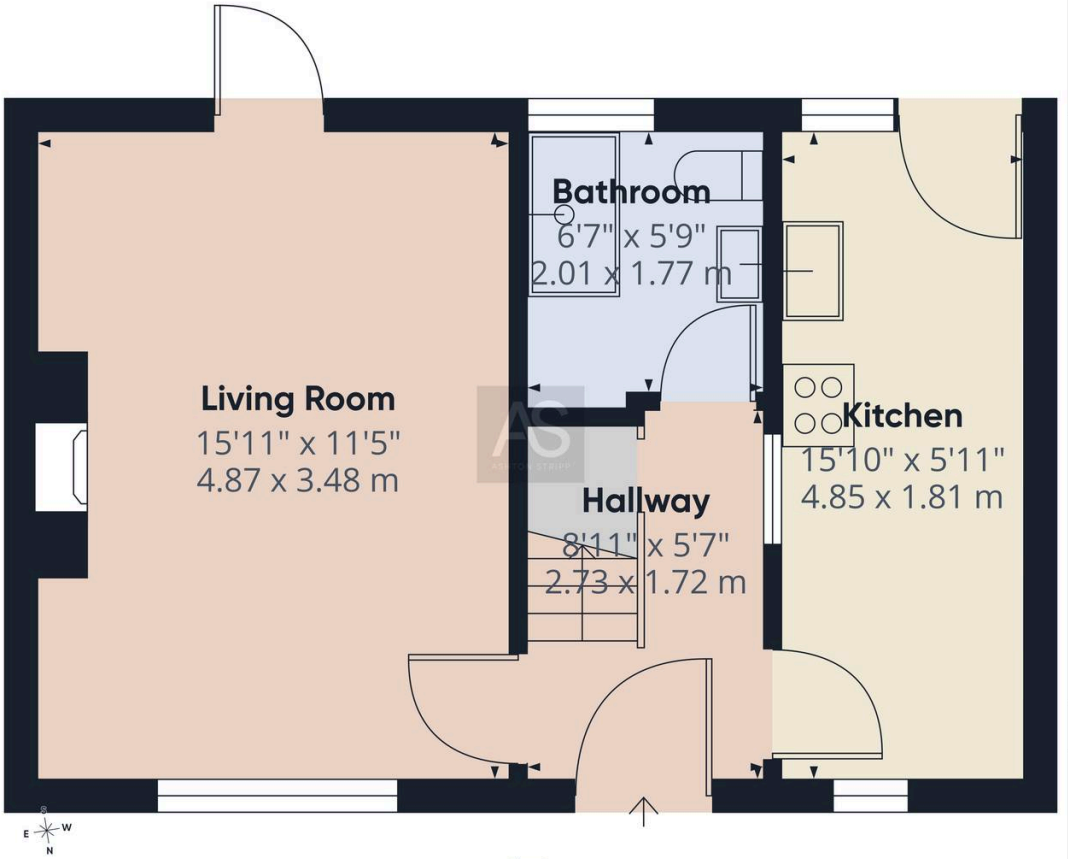
708 ft²

65.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

Approximate total area(1)

366 ft²

33.9 m²

(1) Excluding balconies and terraces

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