

2 Red Barn Cottages The Street, Battle, East Sussex TN33 0QW
Guide Price £450,000 - £495,000 Freehold

Guide Price £450,000 - £475,000

A red brick Georgian-style cottage wrapped in landscaped gardens and backing directly onto open fields, 2 Red Barn Cottages sits right in the heart of Sedlescombe, one of East Sussex's most sought-after villages, and offers the kind of chain-free, move-in-ready living that rarely comes to market. Dating from 1926 and recently refurbished throughout, this double-fronted semi-detached home pairs period charm, sash windows, shutters, decorative cornicing and ceiling roses, with thoroughly modern comforts including underfloor heating to the whole ground floor. The dual aspect living and dining rooms are generously proportioned with tall ceilings and large windows framing glimpses of countryside, while the shaker style kitchen flows into a wonderful vaulted garden room, a flexible additional sitting space overlooking the manicured gardens and perfect for slow mornings with coffee. Upstairs, three bedrooms include two doubles bathed in south west light, served by a stylish double aspect bath/shower room. Outside, a red brick pathway leads to a terrace with countryside views, while the beautifully landscaped rear garden offers real privacy, opening onto fields beyond, with a gazebo ready for alfresco dining long into the evening. Two off-road parking spaces sit behind a red brick retaining wall already wired for EV charging. Sedlescombe itself is one of those villages people fall for at first sight, a picture postcard green, the historic Queens Head pub, a village store, post office, doctors surgery and well regarded C of E primary school all within a few minutes' walk, with the High Weald area of natural beauty unfolding all around. Battle's mainline station offers direct services to London Charing Cross, while St Leonards and Hastings bring high street shopping, supermarkets and a lively choice of restaurants within easy reach, and the property falls within the sought-after Claverham Community College catchment.








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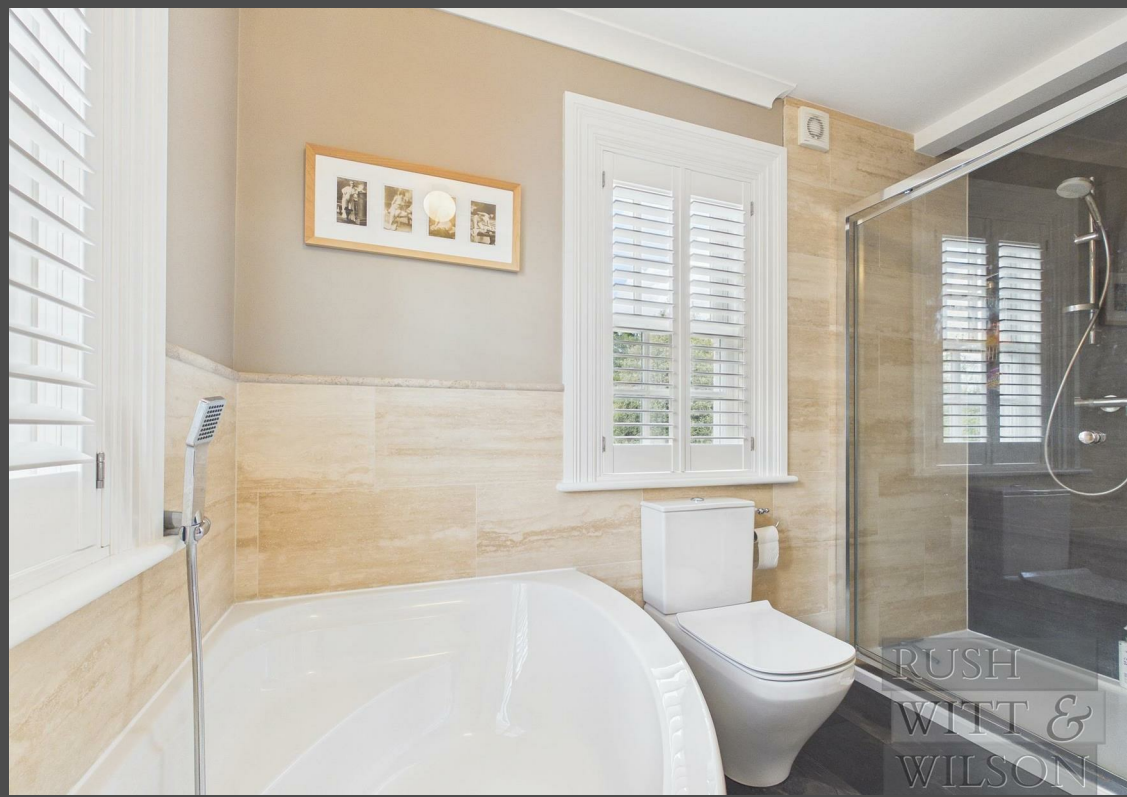

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Floor 0



Floor 1



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Approximate total area(1)

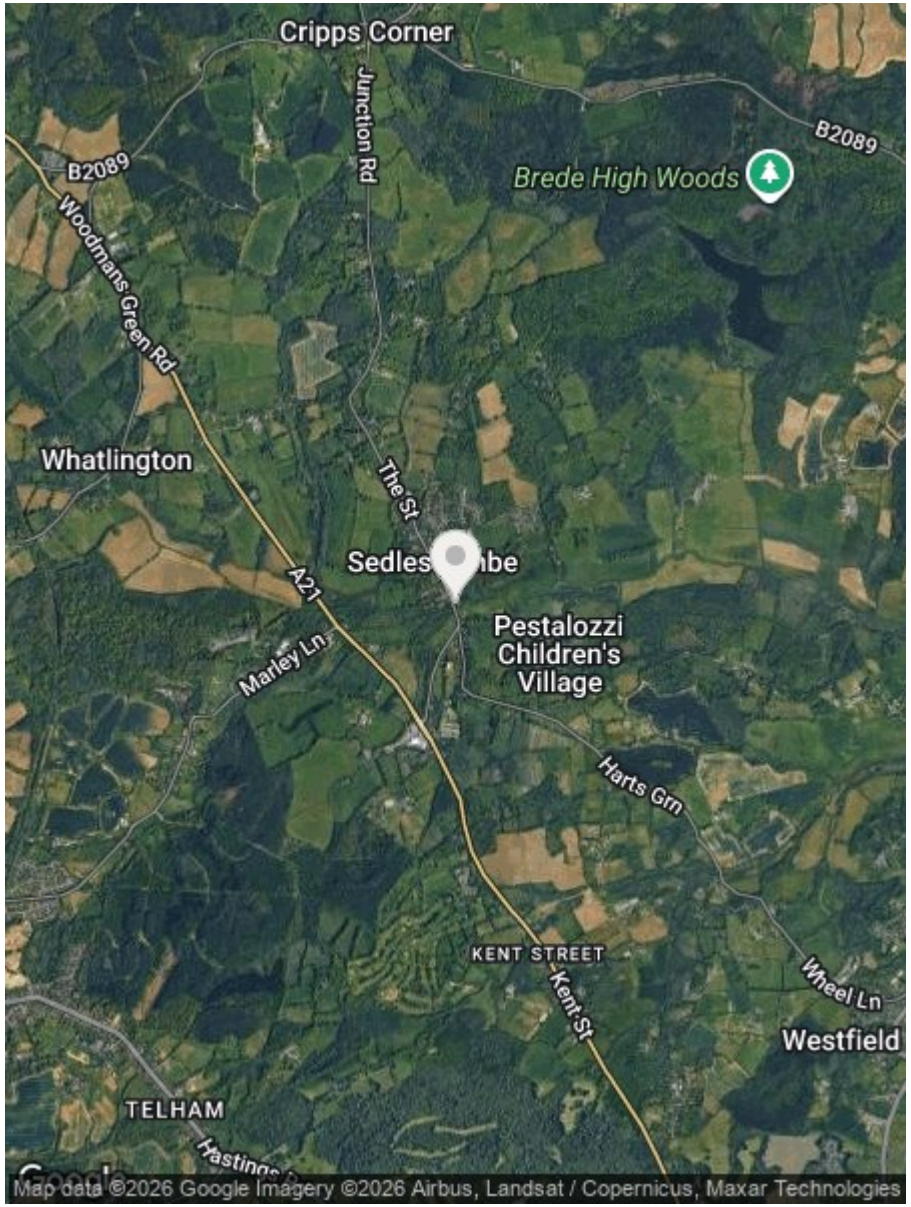
88.4 m²

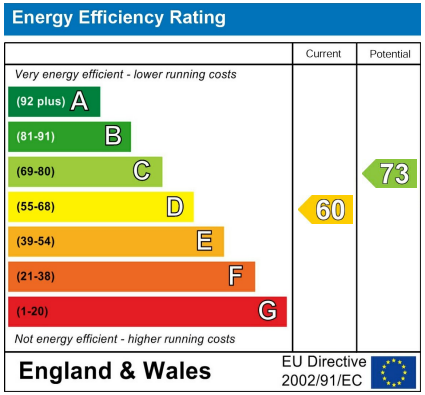
949 ft²

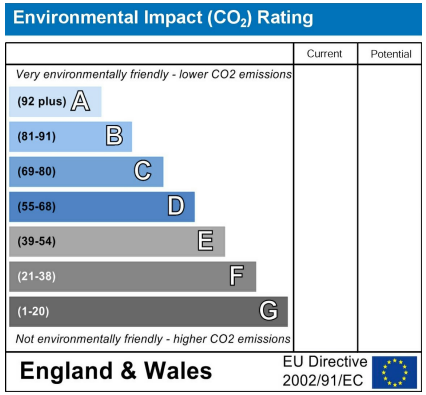
(1) Excluding balconies and terraces

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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Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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