

12 Glengorse, Battle, East Sussex TN33 0TX
Offers In The Region Of £530,000 Freehold

Positioned within a highly desirable and rarely available cul-de-sac on the outskirts of historic Battle, this beautifully presented chain free, detached chalet-style home offers bright, versatile accommodation alongside a peaceful setting with far-reaching countryside views. One of only a handful of homes of this particular design within the close, the property enjoys a wonderful sense of individuality whilst providing the flexibility modern buyers are increasingly searching for. Whether for growing families, those seeking multi-generational living, or purchasers downsizing without compromise, the layout adapts effortlessly to changing lifestyles. The welcoming accommodation comprises an entrance porch and hallway, a spacious dual-aspect sitting room filled with natural light, separate dining area and a recently updated kitchen overlooking the delightful rear garden. A generous ground floor bedroom alongside a contemporary shower room creates excellent guest accommodation or potential for single-storey living if required. To the first floor are two further double bedrooms, a family bathroom and an additional study/home office, ideal for remote working whilst equally suiting use as a nursery, dressing room or hobby space. Outside, the home continues to impress with beautifully established gardens to both front and rear. The rear garden enjoys a good degree of privacy with mature planting, lawned areas and a decked seating terrace perfect for outdoor dining and entertaining. To the front, ample off-road parking and an integral garage provide practicality for everyday family life. Battle's historic High Street, excellent local schooling, independent shops, cafés and mainline station with direct services towards London are all within easy reach, offering the perfect balance between countryside surroundings and convenience. Properties within this quiet and well-regarded position seldom become available.








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Floor 0



Floor 1



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Approximate total area(1)

141.3 m²

1520 ft²

Reduced headroom

1.9 m²

21 ft²

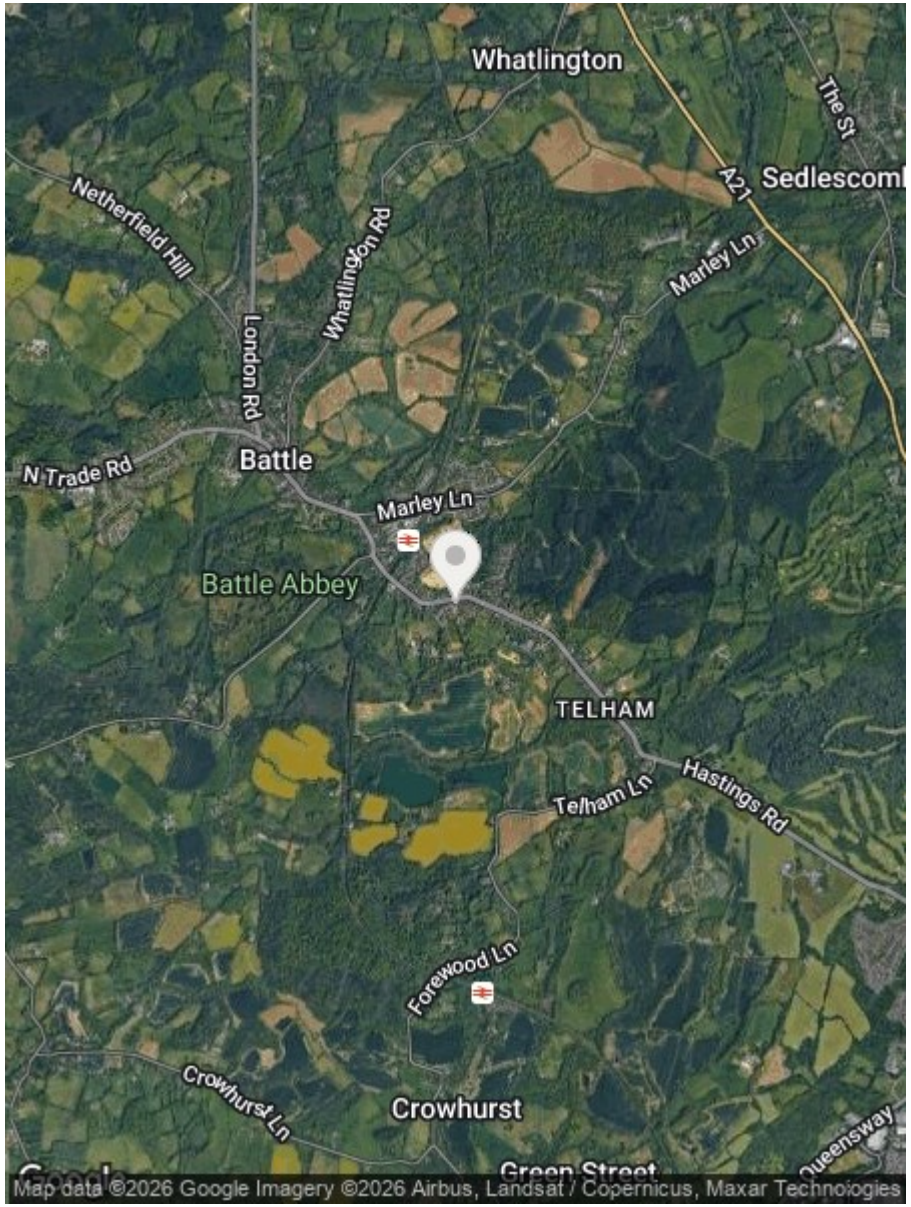
(1) Excluding balconies and terraces

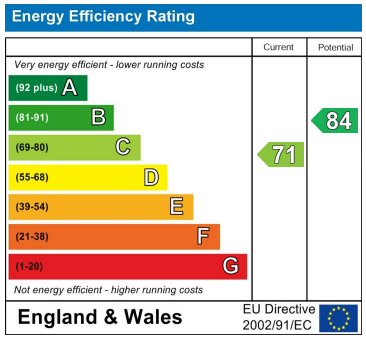
Reduced headroom

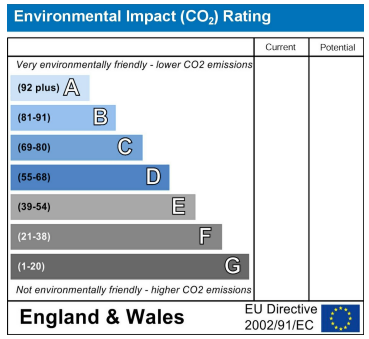
..... Below 1.5 m/5 ft

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

GIRAFFE360







Council Tax Band - F

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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RUSH WITT & WILSON

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