



# 3 St Mary's Villas

Battle, East Sussex, TN33 0BY

Batcheller  
Monkhouse

Our Corner of England

# 3 ST MARY'S VILLAS

An extremely attractive semi-detached Victorian house in this very sought-after private cul-de-sac. The house has recently been the subject of an extensive programme of refurbishment and has excellent parking provision and a south-facing garden.

## Ground Floor

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Study
- Cloakroom

## First Floor

- Principal Bedroom with en suite Shower Room
- Two further Double Bedrooms
- Family Bathroom

## Lower Floor

- Cellar/Reception Room

## Outside

- Front Garden with driveway providing off-street parking
- Attractive tiered rear Garden
- Rear hardstanding area with Parking for two cars



## DESCRIPTION

Number 3 St Mary's Villas is an extremely attractive, semi-detached, Victorian villa in one of Battle's most sought-after private cul-de-sacs. The house is very well located for access to Battle mainline station and the centre of Battle itself.

The property has recently been refurbished and is offered chain free.

The elevations are colourwashed, part stucco with cornerstones, beneath a tiled roof. There is gas-fired central heating and sealed unit double glazing throughout.

The main features are:

- A part glazed panelled door leads to the **entrance hall** with a door to the **cloakroom** with WC and wash basin. Glazed door to the nicely proportioned **sitting room** with almost full height windows overlooking the front garden. A panelled door leads to the useful and compact **study**. A further glazed door gives access to the **dining room** with wood-effect vinyl flooring, glass display shelves and a patio door leading to the rear terrace.
- The **kitchen/breakfast room** has recently been installed and comprises an extensive range of painted wall and base units with co-ordinating marble-effect worktops, 1 ½ bowl stainless steel sink unit with drainer, two Beko ovens and a Beko induction hob with overhead extractor, Beko fridge freezer and integrated dishwasher, Beko washer dryer. There is a breakfast bar and doors to both the front of the house and out to the terrace at the rear.
- The **lower ground floor** comprises a large room with natural light and full head height, which at present is used for storage but could serve a variety of purposes, including a cinema or gym.
- On the **first floor** the **principal bedroom** is of extremely generous proportions and offers attractive southerly views over the rear garden. There is a painted mantelpiece with cast iron fireplace and a panelled door leads to the **en suite shower room** with glazed shower cubicle, wash basin in vanity unit, WC, heated towel rail and wood-effect vinyl flooring.
- **Bedroom 2** is another generous double bedroom, again with a painted mantelpiece and cast iron fireplace. **Bedroom 3** is situated to the rear of the house and offers attractive views over the garden.
- The **family bathroom** comprises a panelled bath with mixer taps, separate shower cubicle, wash basin in vanity unit and WC, heated towel rail and wood-effect vinyl flooring.



## OUTSIDE

To the front of the house is a small garden with a driveway providing **parking** for several cars where there is an **electric car charging point**.

The rear garden offers a very spacious paved terrace with raised borders and cast iron gates lead to steps up to the raised lawn area with mature shrubs and trees.

There is a timber **garden shed** and a gate leads to a rear area of hardstanding with **off-street parking** for several cars.

## AMENITIES

**Local:** Situated on the south side of this sought-after private no-through road, approximately 0.6 of a mile from Battle Abbey itself and Battle High Street, and just a few hundred yards from Battle mainline station. There is a Tesco Express and fuel station close by. Battle benefits from a range of largely independent shops, a supermarket, doctors, dentists and several public houses and restaurants. It has a thriving community with many popular public events taking place throughout the year.

**Towns:** For more comprehensive amenities and shops, the coast and charming Old Town at Hastings is about 7 miles, whilst the larger coastal town of Eastbourne is some 16 miles. Tunbridge Wells is about 23 miles, and there is a regular train service from Battle station.

**Transport:** Battle mainline station on the London Bridge/Charing Cross line. The A21 gives access to the M25 and motorway network.

**Schools:** Battle & Langton Primary School, Claverham Community College and Battle Abbey at Battle; Claremont Preparatory School near Hastings and Senior School at Bodiam; Vinehall at Robertsbridge; St Ronan's School and Marlborough House School at Hawkhurst

**Leisure:** Battle has a thriving community with many popular public events taking place throughout the year; the 1066 Country Walk passes through Battle alongside the historic battlefield and Abbey. Crowhurst Park Leisure Centre; golf at Sedlescombe Golf & Country Club and Beauport Park Golf & Country Club; properties including Bateman's and Bodiam Castle; the coast, White Rock Theatre, cinema, art gallery and Hastings Country Park at Hastings.

## DIRECTIONS

From the centre of Battle head south-east along the High Street. At the mini roundabout take the second exit onto Lower Lake. Continue onto Battle Hill and the entrance to St Mary's Villas will be found on the left opposite Tesco Express. Number 3 St Mary's Villas will be found on the right hand side.

**What3Words:** seaweed.remainer.earpiece.





#### Additional Information

**Local Authority:** Rother District Council, Bexhill-on-Sea, telephone 01424 787000.

**Services (not checked or tested):** Mains electricity, gas, drainage and water

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX35024

**EPC:** EPC rating C

**Council Tax:** Band D



**GUIDE PRICE £725,000**

#### Viewings

For an appointment to view please contact our Battle Office,  
telephone 01424 775577

Battle  
01424 775577  
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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

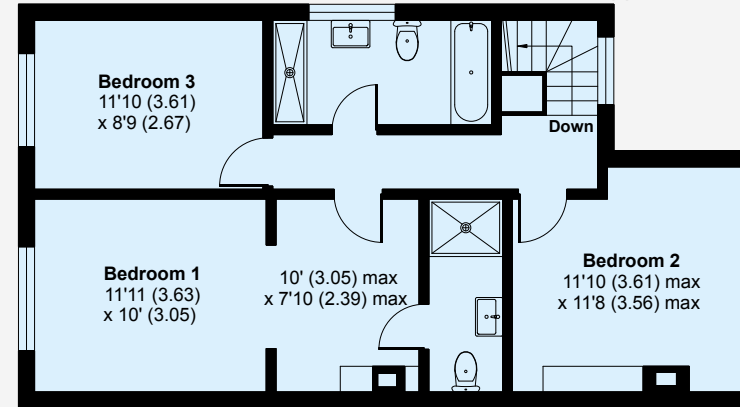
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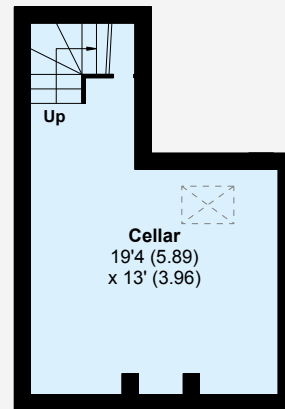
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Approximate Area = 1575 sq ft / 146 sq m

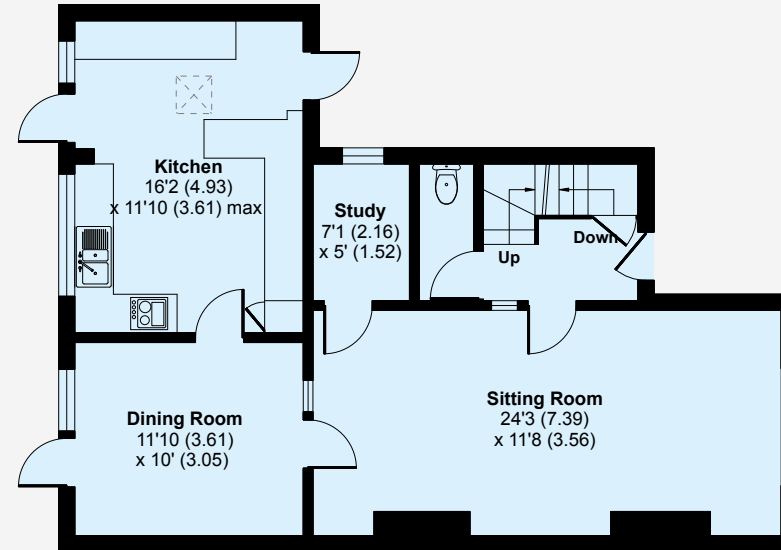
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Batcheller Monkhouse. REF: 906579