

## 5 Clive Villas Battle Hill, Battle

£350,000 Freehold

A bright and welcoming home featuring a bay-fronted living room that leads into a spacious kitchen/diner with log burner, Rayburn and stable door to the garden. Upstairs offers a bathroom with shower, two characterful double bedrooms with feature fireplaces, and a further double and single bedroom at the top of the house. Outside, a good-sized rear garden provides plenty of space for relaxation and outdoor living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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Entering the property, you arrive in the bright and inviting front living room, where a charming bay window allows plenty of natural light to fill the space. From here, you move through to the generous kitchen/diner, which features a cosy log burner, beige tiled flooring and a range of white cupboards and drawers topped with a white marble-effect work surface. The AGA adds a traditional, characterful touch, while a useful storage cupboard provides practicality, and a stable door opens directly out to the garden for easy access. Stairs lead up to the bathroom, fitted with a bath and electric shower above, part-tiled walls, a radiator, sink and WC, along with a window for fresh air and natural light. A water-tank cupboard on this level offers additional storage. On this level, you reach a landing with a window, leading to a spacious double bedroom complete with built-in cupboard, radiator, window and a feature fireplace. Another generous double bedroom sits at the front, also benefiting from a cupboard, radiator, window and its own attractive feature fireplace, giving the home a lovely sense of character.

Further stairs rise to another landing area with a useful cupboard, where you'll find a front-facing double bedroom with radiator and window, as well as a rear single bedroom—ideal for a child, office or dressing room—also fitted with a radiator and overlooking the garden.

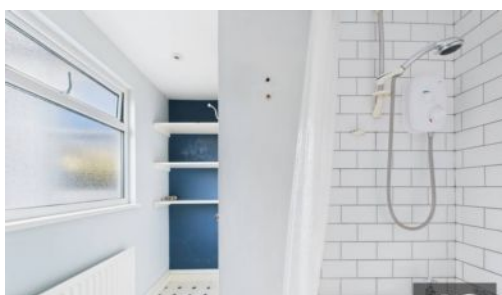
Outside, the property offers a good-sized rear garden, providing ample space for seating, planting and outdoor enjoyment.

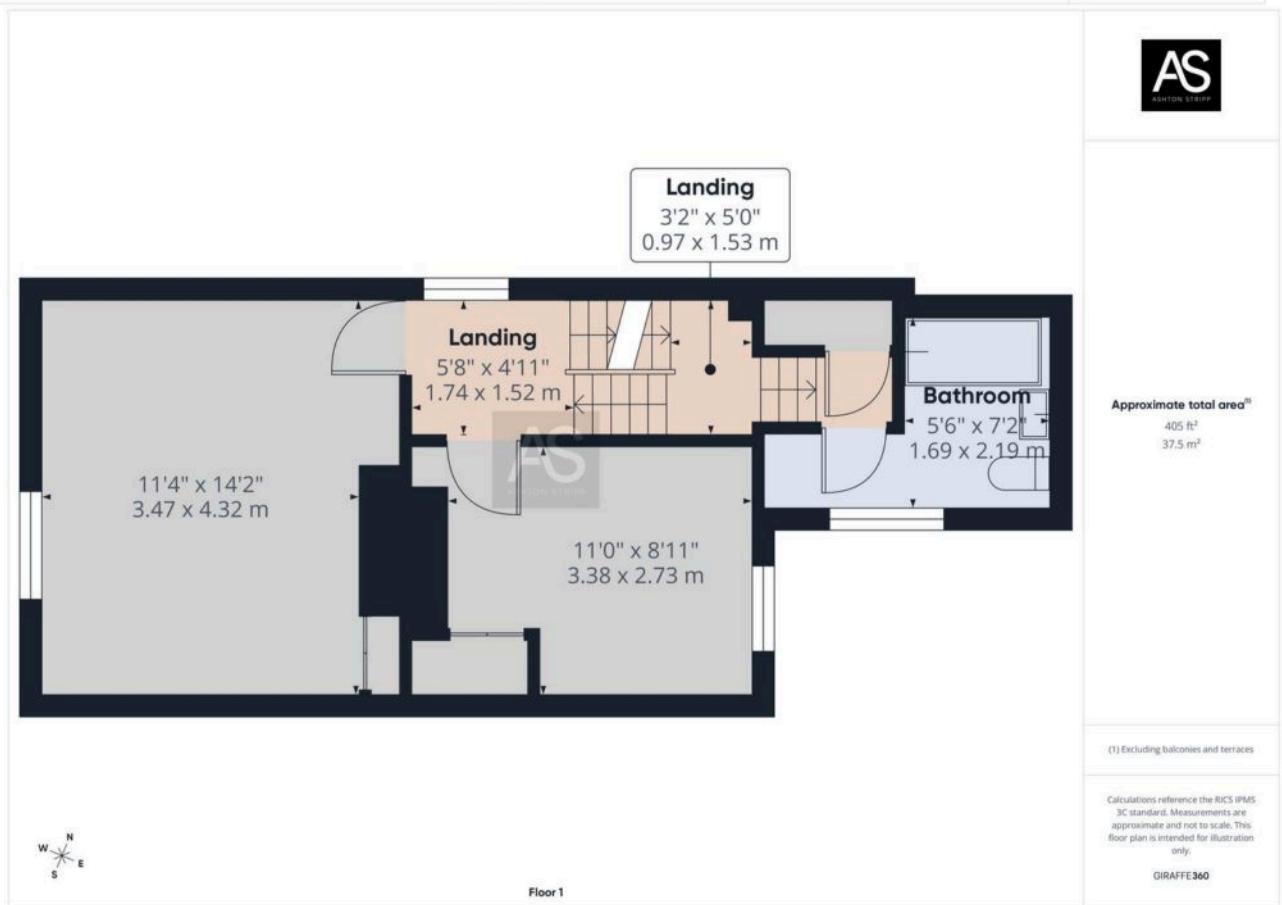
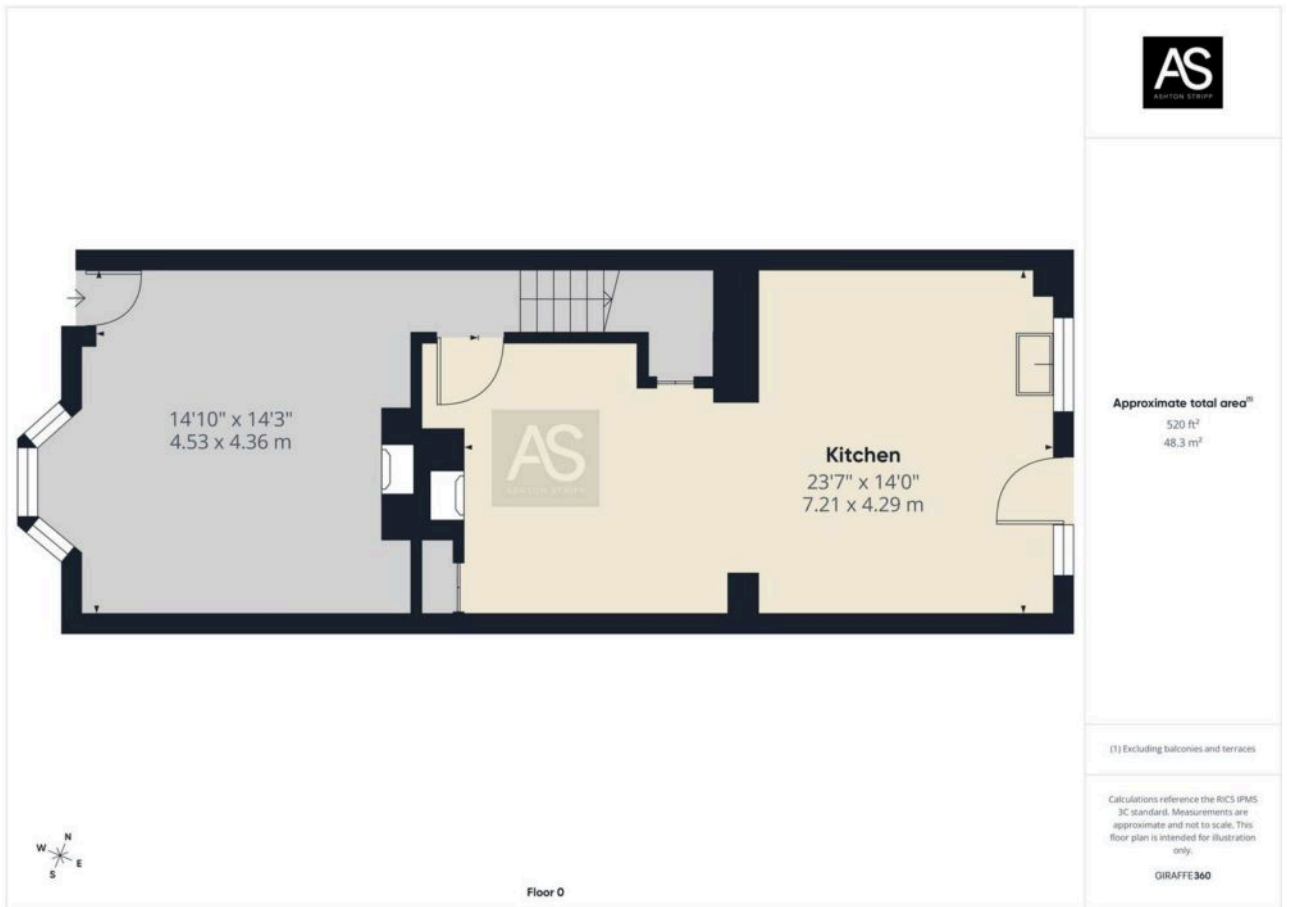


- Bright front living room with attractive bay window.
- Spacious kitchen/diner offering a cosy log burner and practical layout.
- White cabinetry and marble-effect worktops creating a fresh, modern feel.
- AGA adding warmth and character.
- Stable door to the garden for easy indoor-outdoor access.
- Well-appointed bathroom with bath, electric shower and natural light.
- Two generous double bedrooms each with charming feature fireplaces.
- Additional double bedroom on the upper floor plus a versatile single bedroom.
- Useful storage throughout, including cupboards on each landing.
- Good-sized rear garden ideal for seating, planting and outdoor living.



5 Clive Villas is situated in the Battle Hill area of Battle, offering a convenient residential setting within easy reach of local shops, schools and transport links. The neighbourhood has a friendly, community feel, with mainly terraced homes and a predominately owner-occupied population. Battle town centre is close by, providing everyday amenities, cafés and historic attractions, while the railway station is only a short walk away for straightforward commuting. The area is well-served by both primary and secondary schools.





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