



## 4 Glengorse, Battle

£550,000 Freehold

Chain-free detached home in Glengorse, Battle requiring full renovation. Generous room sizes with garage and driveway parking. Front and rear gardens include a large lawn with mature trees and shrubs, offering excellent potential to redesign and create a home to your own taste.



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Tucked within Glengorse in Battle, this chain-free detached home offers an impressive amount of space with generous room sizes throughout, presenting a rare opportunity for those looking to undertake a full renovation project. With a flexible layout and gardens to both the front and rear, the property provides a solid starting point for buyers keen to redesign and modernise a home to their own specification. Stepping inside, the property opens into a carpeted entrance hallway with a useful storage cupboard for coats and shoes. To the left sits the main living room, entered through a glazed door. This room spans the depth of the house with windows to both the front and rear, allowing plenty of natural light. Doors lead out to the rear garden via steps, while a further set of glazed doors connect through to the dining room. A fireplace provides a natural focal point within the space.

The dining room can be accessed either from the hallway or directly from the living room and overlooks the rear garden. A serving hatch links the space to the kitchen, making it well suited to family dining or entertaining.

Back in the hallway, a downstairs cloakroom sits immediately to the right, fitted with a WC and basin. At the rear of the house is the kitchen, which enjoys views over the garden and offers good floor space with room for a dining table. The kitchen is currently fitted with peach wall and base units, a white worktop, and space for a gas cooker, oven, and fridge.

A door from the kitchen leads into the utility room, which provides additional workspace including a butler sink, wall cupboards, and space for a washing machine. The boiler is also housed here. The utility also provides a door to the side of the property, access to the rear garden, and internal access to the garage. The garage itself is a good size with power, lighting, and an up-and-over door opening to the driveway at the front.

Stairs with wooden banisters rise to a spacious first-floor landing. The first bedroom sits at the front of the house and benefits from windows to both the front and side. Along the landing are three further bedrooms and the family bathroom. A second double bedroom overlooks the front, while the main bedroom sits at the rear and includes built-in wardrobes and a large en-suite bathroom fitted with a bath with shower over, basin and WC.

Further along the landing is another double bedroom overlooking the rear garden. There are also two useful storage cupboards and a large airing cupboard providing additional storage space. The family bathroom completes the floor and is fitted with a bath with shower over, basin and WC.

Outside, the rear garden is mainly laid to lawn and provides a good amount of outdoor space. It can be accessed directly from the living room via steps, as well as from the utility room. Mature shrubs and established trees line the garden, creating a pleasant outlook and a sense of greenery around the space. The garden offers plenty of scope for landscaping or redesign as part of the overall refurbishment, with room to create seating areas, planting, or further garden features.

To the front of the property there is a driveway providing parking for two vehicles and access to the garage. A lawn sits alongside with established planting, giving the property an open and green frontage.

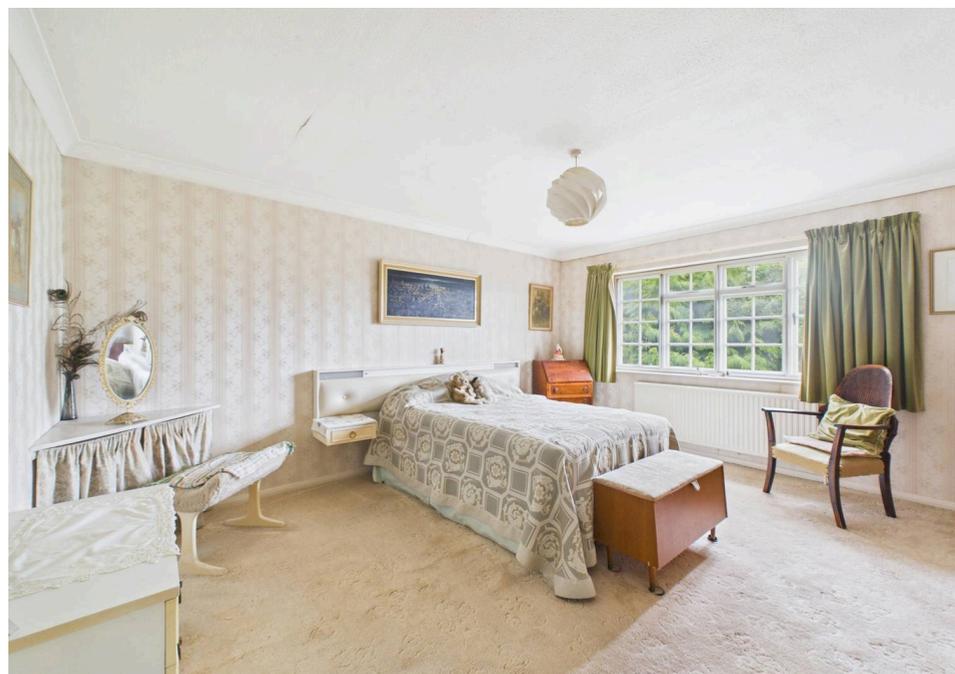
Offered **chain free**, this is a property with clear potential for buyers looking to undertake a full refurbishment and create a home tailored to their own taste.



- Substantial 4 bedroom detached family home in Glengorse
- Front and rear gardens with mature trees and shrubs
- Chain free sale
- Garage and driveway parking
- Full renovation project
- Generous room proportions throughout
- Spacious master bedroom with en -suite
- Good storage including airing cupboard
- Garden access from living room and utility room
- Easy reach of Battle town centre and station



The property is located in **Glengorse, Battle**, a well-established residential area within easy reach of the historic town centre. Battle offers a range of independent shops, cafés, and everyday amenities, along with well-regarded schools and mainline rail services providing connections to London and the coast. The surrounding countryside and nearby walks also make this a popular location for those seeking a balance between town convenience and rural surroundings.





Floor 0

**Approximate total area<sup>(1)</sup>**  
1838 ft<sup>2</sup>  
170.5 m<sup>2</sup>

**Reduced headroom**  
4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

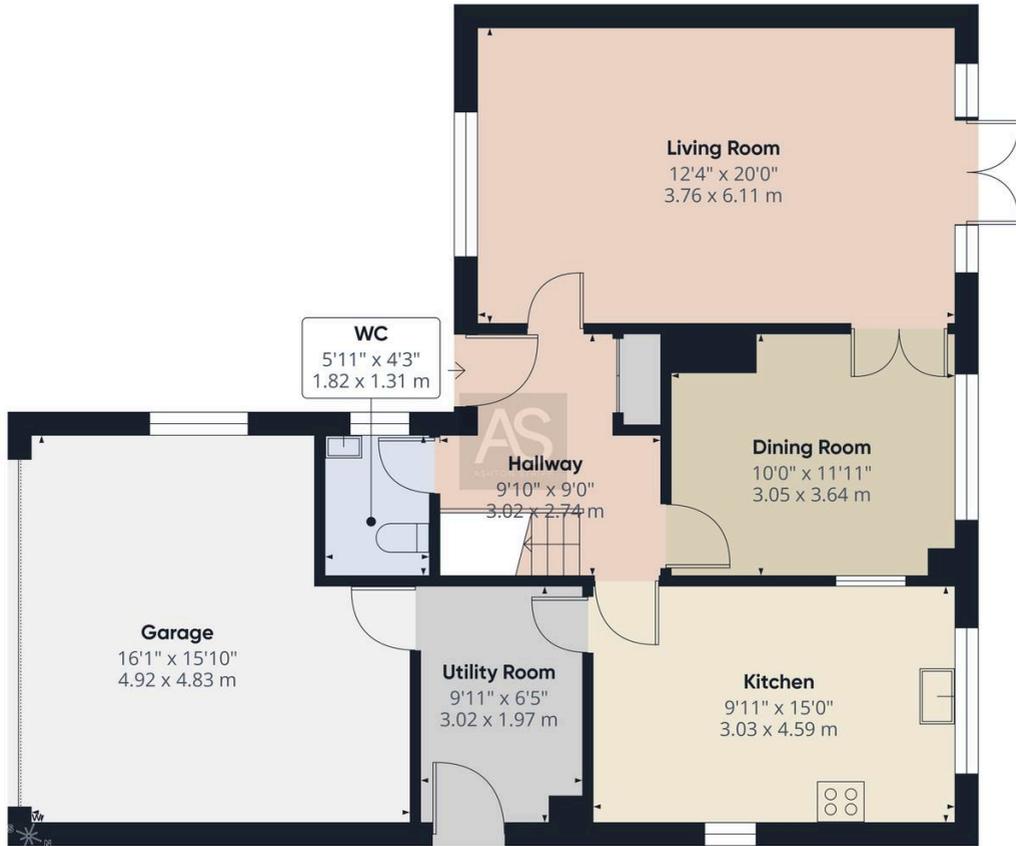
Reduced headroom  
..... Below 5 R/1.5 m

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 1



Floor 0

**Approximate total area<sup>(1)</sup>**  
926 ft<sup>2</sup>  
86 m<sup>2</sup>

(1) Excluding balconies and terraces

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