

**RUSH
WITT &
WILSON**



10 Hampden Close, Battle, TN33 0JB
£510,000 Freehold

This delightful and rarely available chain-free detached bungalow enjoys an enviable position tucked away at the end of a quiet close, offering peace, privacy, and a highly sought-after setting – all while being within walking distance of everything Battle has to offer.

The property is set well back behind a charming lawn, with a long private driveway leading to a detached garage, creating an immediate sense of space and seclusion. Sitting on a superb plot of around one-fifth of an acre, the outside space is a real highlight. The rear garden is both generous and level, beautifully stocked with colourful plants, mature trees, and shrubs, while a sunny paved patio offers the perfect spot for relaxing or entertaining. A greenhouse and garden shed complete the picture for keen gardeners.

Inside, a welcoming and spacious entrance hall leads to all principal rooms. The L-shaped living/dining room is light-filled and comfortable, with sliding doors opening directly to the garden – seamlessly blending indoor and outdoor living. There are three well-proportioned bedrooms, a family bathroom with both bath and shower, a separate WC, and a good-sized kitchen with its own garden access.

The home offers its next owners an excellent opportunity to truly make it their own, whether through updating the interior, extending the footprint, or even exploring a loft conversion (subject to the necessary permissions). It combines immediate comfort with exciting future potential.

Situated within easy reach of popular local schools, Battle High Street, the historic Battle Abbey, recreational spaces, and the mainline station, this is a fantastic chance to secure a chain-free home on a rarely available plot of this size in such a peaceful and convenient setting.









Floor 0 Building 1

Approximate total area⁽¹⁾

102.8 m²

1106 ft²

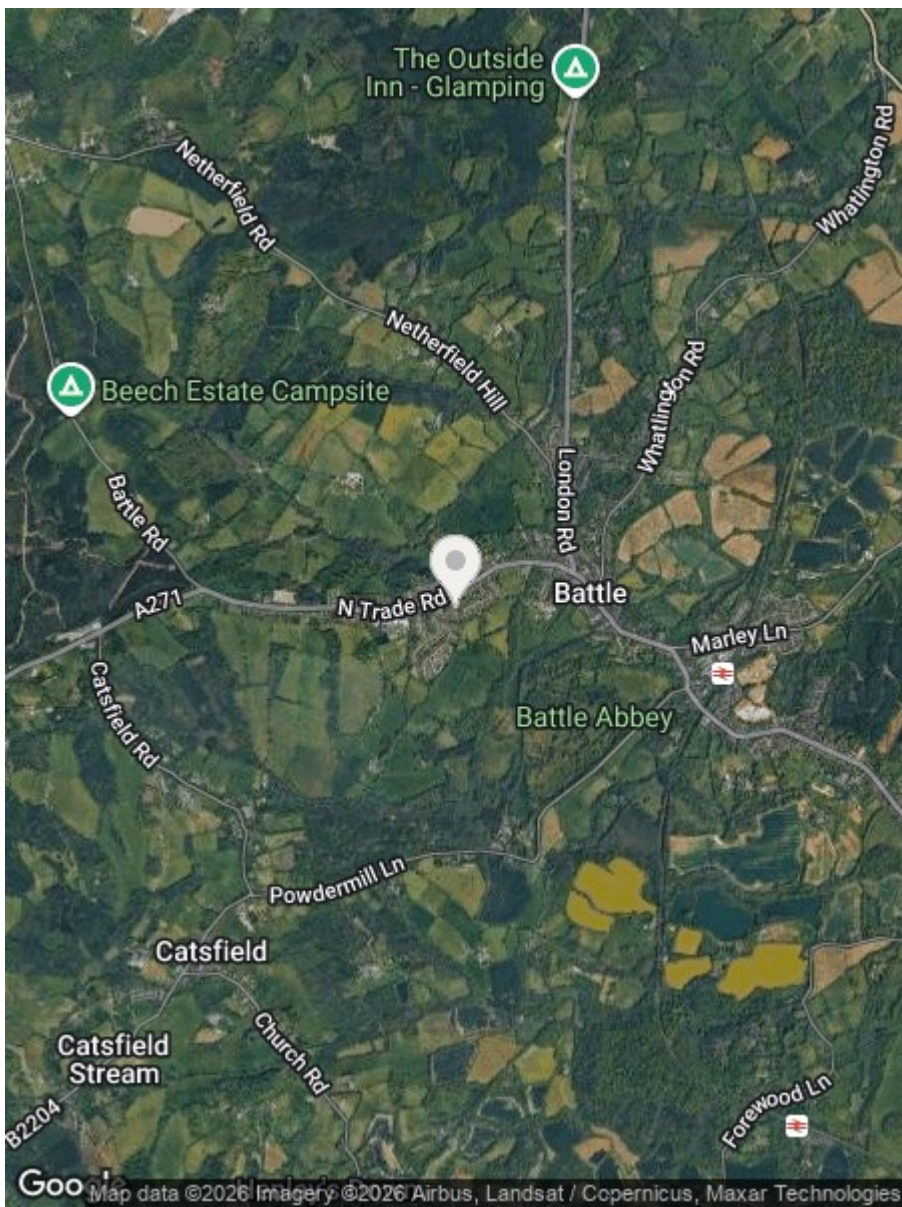


Floor 0 Building 2

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	70
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
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