

Wysteria Cottage Station Road, Battle, TN33 9DB
Offers In The Region Of £375,000 Freehold

Set in the village of Crowhurst on the highly regarded and hugely popular Station road, a short stroll to the mainline station and country walks, and a short distance from the village pub and recreation ground. This detached bungalow with faux dormer offers a single garage and driveway via gated access, a front lawn bordered by a garden wall with gated access to the path, and a front garden with mature trees and shrubbery, gloriously green and colourful. The property is in need of updating and offers its next owner the chance to put their own stamp on it from day one, with potential for a loft conversion as others on the road have done, subject to consents and planning. Inside, an entrance porch leads into an entrance lobby, opening to a dual-aspect living room with a fireplace for coal or wood burning, and a bay-fronted double bedroom, while the lobby also leads to a second bedroom with fitted wardrobes, and a second reception room with sliding doors to the rear garden, ideal as a third bedroom or dining room, plus a shower room and a kitchen with pantry, side store room and side access. The rear garden is a real treat, with a full-width patio giving access to the garage and further stores and outbuildings, a lawned area, a side section ideal for a greenhouse, and a lower section like your very own secret garden, with two wooden bridges over a small stream leading to ancient woodland, perfect for nature, quiet seating, or simply enjoying the peace and privacy on offer. The property sits in a genuinely private setting, a short drive from the historic high street town of Battle with its amenities and catchment for well-regarded schooling, the neighbouring village of Catsfield, and the increasingly popular St Leonards seafront and Hastings with its much-loved Old Town.








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Approximate total area(1)

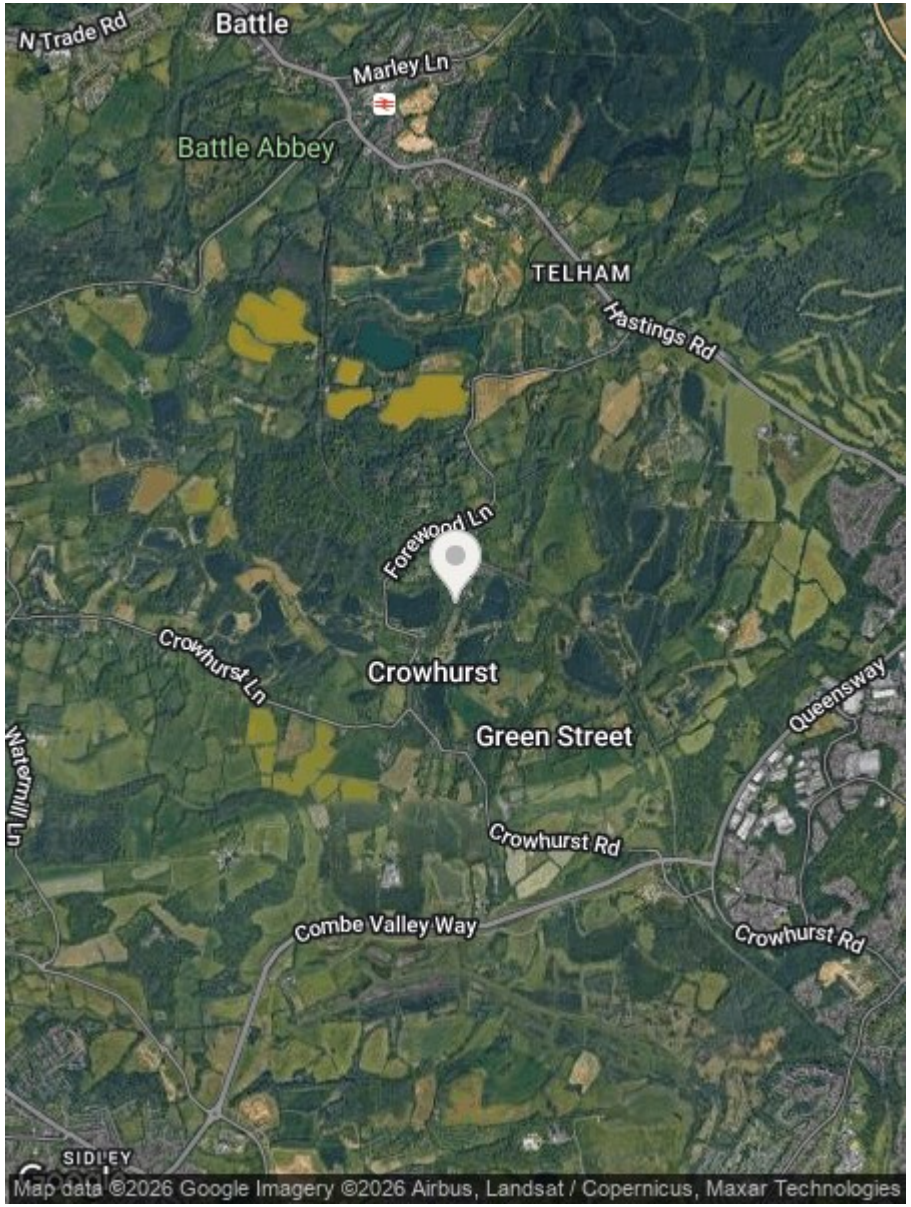
85.9 m²

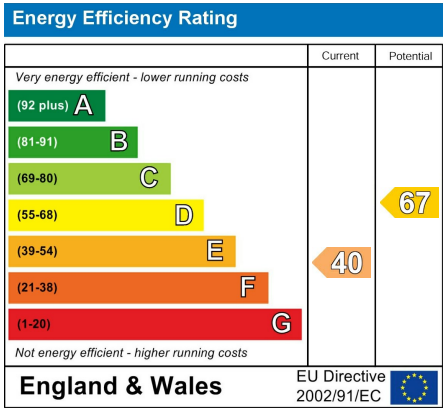
924 ft²

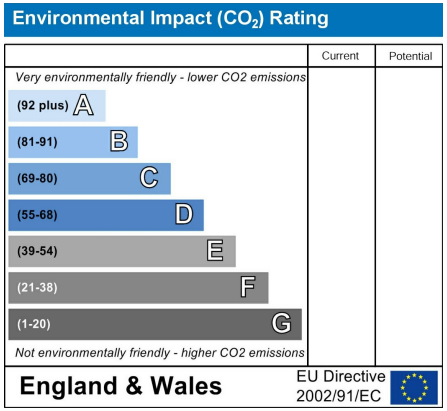
(1) Excluding balconies and terraces

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

GIRAFFE360







Council Tax Band - D

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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