



## 11 Langton Close, Battle

£425,000 Freehold

Well-presented family home in a quiet Battle close, offering bright open-plan living/dining space with garden access, fitted kitchen with separate utility, four bedrooms including a main with en-suite, plus garage, driveway parking and a private enclosed rear garden. Guide price £425,000 - £450,000



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Tucked away in a quiet close in Battle, this well-presented family home offers a practical layout and comfortable living space with a private garden to the rear. The bright living and dining room opens directly onto the garden, creating an easy flow for everyday family life and entertaining. With four bedrooms arranged across the first floor and useful utility space alongside the kitchen, the house is well suited to modern living.

The entrance hall features wood-effect flooring and leads to a cloakroom finished with black and white tiled flooring, a white WC and basin. To the front of the house, the kitchen is fitted with white wall and base units with gold handles and grey laminate worktops, with shutters to the front window. There is an eye-level oven and grill, gas hob, stainless steel sink, and space for a fridge freezer and dishwasher. A door leads through to a separate utility room with matching worktops and units, an additional sink and space for a washing machine, providing useful extra storage and workspace.

Across the back of the house, the living and dining room runs the full width of the property, creating a bright and versatile space. The dining area benefits from windows to two sides, while double doors from the living area open directly onto the garden. Cream carpets run through the room and continue up the stairs to the first-floor landing, where white painted balustrades give the space a light, open feel. There is also useful understairs storage accessed from the hallway.

Upstairs, the landing leads to four bedrooms. Two good-sized double bedrooms overlook the rear garden, while a further single bedroom provides a light and flexible space ideal as a home office or nursery. The main bedroom sits at the front of the house and includes two built-in double wardrobes with white shutters to the windows. It also benefits from an en-suite shower room with walk-in shower, marble-effect tiled flooring, partially tiled walls, chrome fittings, and a white WC and pedestal basin. The family bathroom is fitted with a white suite and shower over the bath, finished with tiled walls and a decorative patterned trim.

Outside, the property offers off-road parking for two vehicles on a block-paved driveway and a garage with light and power, where the boiler is also located. A brick wall borders the driveway, with a raised lawn area to the front of the property. A side gate leads through to the rear garden where a patio sits directly outside the living room doors, ideal for outdoor dining. Steps lead up to a lawn with mature planting and a path leading to a garden shed, creating a pleasant and private outdoor space.



- OPEN HOME - 8th AUGUST- 11:30am - 12:30pm
- Quiet cul-de-sac location in Battle
- Bright living and dining room with double doors to the garden
- Separate utility room providing additional storage and workspace
- Main bedroom with built-in wardrobes and en-suite shower room
- Garage with light and power, housing the boiler
- Block-paved driveway providing off-road parking for two vehicles
- Close to Battle High Street and station
- Enclosed rear garden with patio and lawn

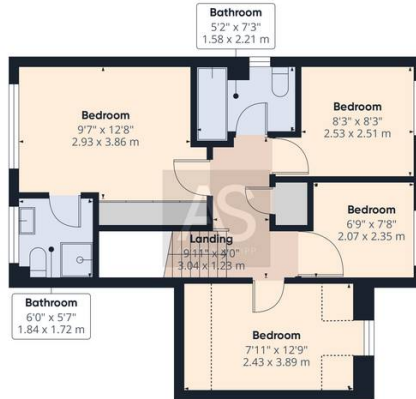


Langton Close is conveniently located for Battle's historic town centre, where a range of independent shops, cafés and restaurants can be found. Battle station provides regular rail services to London and the coast, while the surrounding countryside offers a variety of walking routes and green spaces.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1098 ft<sup>2</sup>  
102.1 m<sup>2</sup>

Reduced headroom

27 ft<sup>2</sup>  
2.5 m<sup>2</sup>

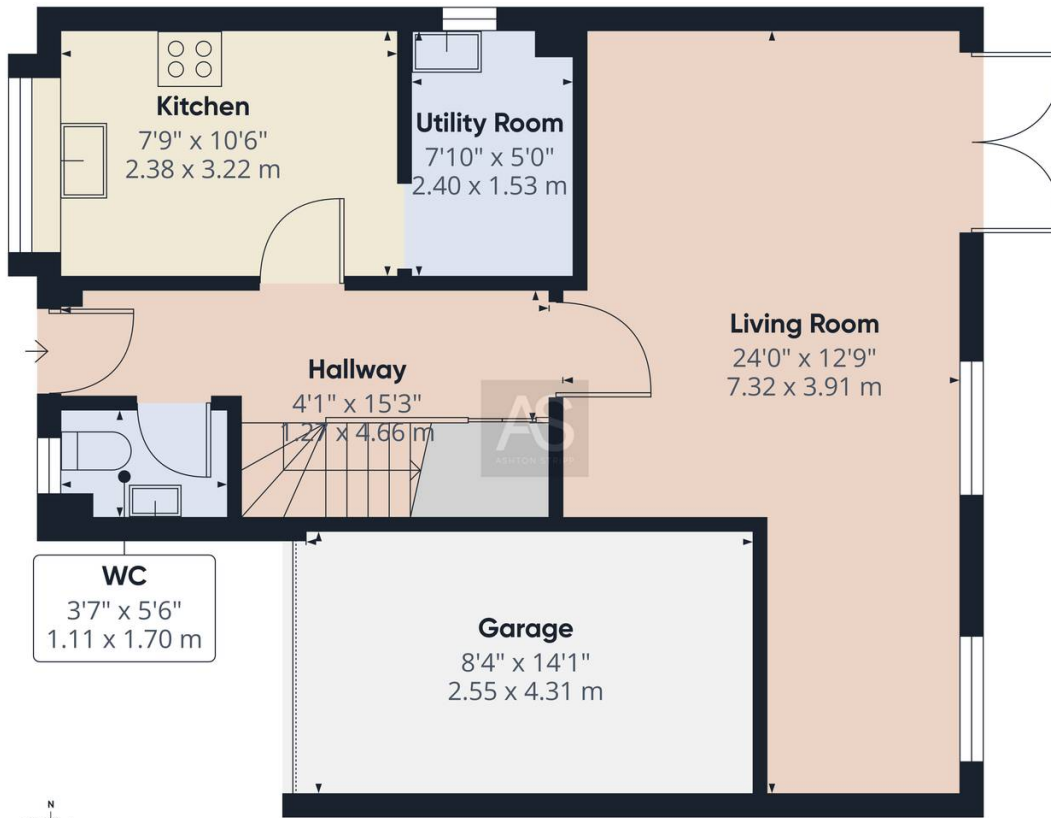
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/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 0



Approximate total area<sup>(1)</sup>

600 ft<sup>2</sup>  
55.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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