



4 Raven Court Marley Lane, Battle

£325,000 Freehold

GUIDE PRICE £325,000 - £350,000. A well-proportioned three-bedroom home offering a comfortable living room, kitchen/dining room with garden access, downstairs WC and family bathroom. Outside benefits include a rear garden with decking and lawn, plus driveway parking for two vehicles.



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GUIDE PRICE £325,000 – £350,000. Offering a practical layout for everyday family life, this three-bedroom home combines comfortable living spaces with a generous kitchen and dining area, a private rear garden and off-road parking for two vehicles. With two double bedrooms, a further single bedroom and useful storage throughout, the property offers flexibility for families, couples or those looking for space to work from home.

Stepping inside, the entrance hall features wood-effect vinyl flooring, a useful cloak cupboard and access to a downstairs WC, fitted with a white suite and chrome heated towel rail. To the left, the well-proportioned living room enjoys an outlook over the front of the property, with grey carpeting creating a comfortable setting for relaxing. From here, a doorway leads through to the kitchen and dining room, providing a natural flow between the two main living areas.

The kitchen and dining room offers plenty of space for everyday cooking and family meals, with room for a dining table and direct access to the rear garden. White gloss wall and base units are paired with contrasting black laminate worktops and tile-effect vinyl flooring. A stainless steel sink, four-ring gas hob and oven are complemented by spaces for a washing machine and fridge freezer.

Upstairs, the carpeted landing provides access to three bedrooms, the family bathroom and an airing cupboard. Two double bedrooms offer comfortable accommodation, both featuring built-in wardrobes and grey carpeting, with one overlooking the front and the other enjoying views across the rear garden. The third bedroom, also positioned at the rear, provides a flexible space for a child's bedroom, nursery or home office.

The family bathroom is fitted with a white suite comprising a bath with an electric shower over, glass shower screen, pedestal wash basin and WC. A sparkly aqua panel, chrome heated towel rail and vinyl flooring complete the room.

Outside, the property benefits from a driveway providing off-road parking for two vehicles, alongside an area of lawn to the front. To the rear, the garden offers a combination of decking and lawn, creating space for outdoor dining, children's play or simply enjoying the warmer months. A garden shed provides additional storage, while a side gate allows convenient access through to the front of the property.

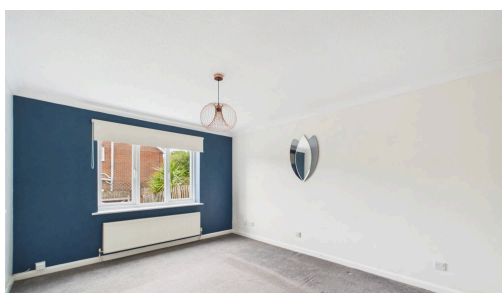
With its practical arrangement of living space, three bedrooms, off-road parking and an enclosed garden, this home offers a comfortable setting for day-to-day living.

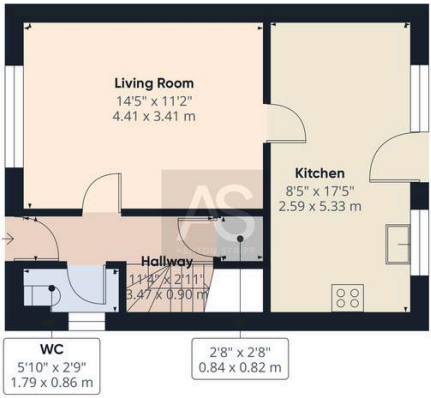


- Convenient location for Battle town centre and railway station
- Well-proportioned living room
- Kitchen/dining room with garden access
- Family bathroom with shower over bath
- Rear garden with decking and lawn
- Driveway parking for two vehicles
- Space for a dining table and family meals
- Access to local schools, shops and amenities
- Surrounded by the beautiful East Sussex countryside
- Versatile third bedroom, ideal for a nursery or home office



Raven Court is situated in the historic market town of Battle, within easy reach of its attractive High Street, offering a variety of independent shops, cafés, restaurants and everyday amenities. Battle railway station provides mainline services to London Charing Cross and Hastings, while nearby schools include Battle and Langton Primary School and Claverham Community College. The surrounding countryside also offers plenty of opportunities for scenic walks and outdoor activities.





Floor 0



Floor 1

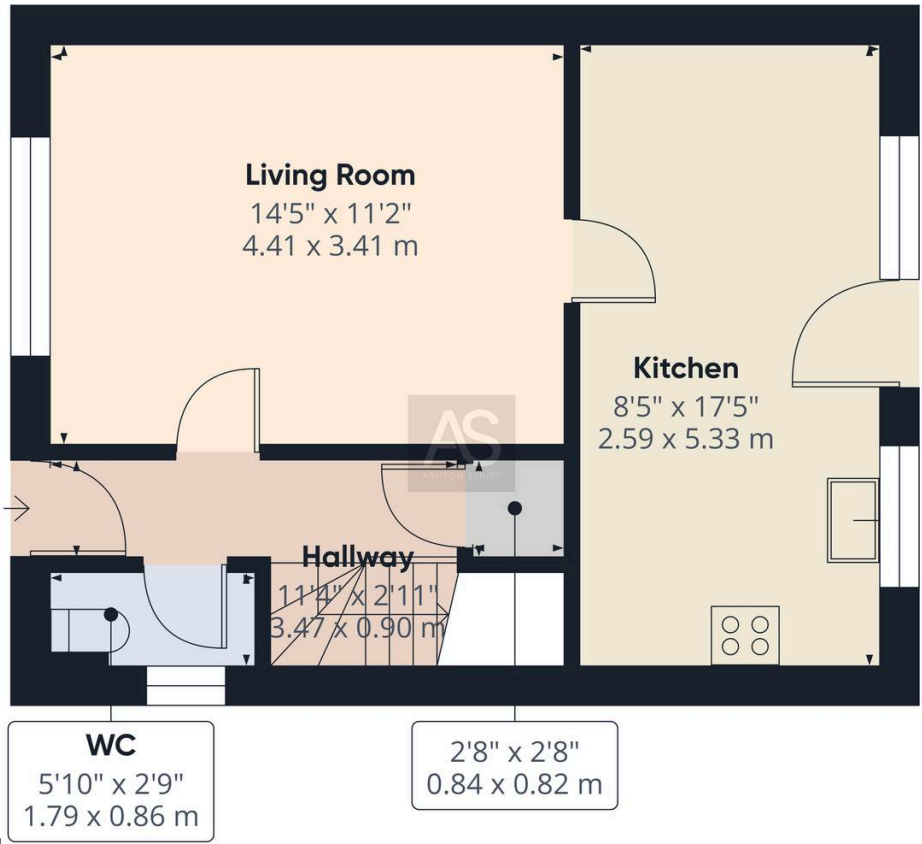


Approximate total area⁽¹⁾
767 ft²
71.3 m²

(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



Floor 0



Approximate total area⁽¹⁾
402 ft²
37.3 m²

(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