



St Marys Gardens, Battle, TN33

Offers In Excess Of £325,000

 3  1  1  92

Ashton Stripp

ashtonstripp.com | 01424 772954

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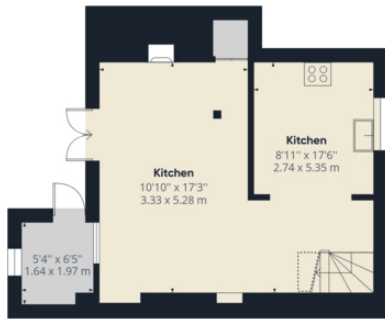


A three bedroom semi-detached cottage in the heart of Battle and a stones throw from the train station. With a front courtyard garden, parking and three double bedrooms. Living room, dark oak effect laminate, large Inglenook fireplace with large fire carved Oak door leading to storage. Period features. Semi-curved window. Exposed brick wall. Radiator. Storage shelves. Kitchen with a range of units and drawers, tiled floor, window, sink space for white goods, boiler and a small dining area off with stable doors to rear. Landing window which provides lots of light. Second bedroom on rear aspect is a double with radiator. Plugs and sockets, double glazed window. Bedroom on front aspect is a double with radiator. Plugs and sockets Bathroom with laminate floor, radiator, window, part tiled, bath with shower fixings and a feature exposed brick wall. Bright and airy bedroom upstairs with double Velux window. Under eaves storage, plus storage cupboard in stairwell. Utility area outside Front courtyard garden, well feature, outside bbq feature, large shed, lean to, small area of grass and parking. Battle train station is less than a 3 minute walk away which runs direct to Charing cross, Waterloo East and London Bridge, train taking 1hr 20 min minutes to reach central London. Situated in central battle and only a short walk to the shops, cafes, station, pubs and restaurants. There are three mini supermarkets and the property is nestled between two doctors' surgeries, 3 opticians and 2 dentists.



- Chain free
- Front courtyard with garden feature
- Modern kitchen with ample storage
- Period features plus wooden beams & exposed brick work
- Light and airy 3 bedroom cottage
- Large inglenook fireplace
- Central location
- Gas central heating
- Not Grade 2 listed
- Parking

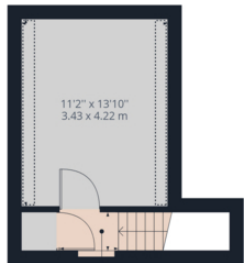




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
921.44 ft²
85.60 m²

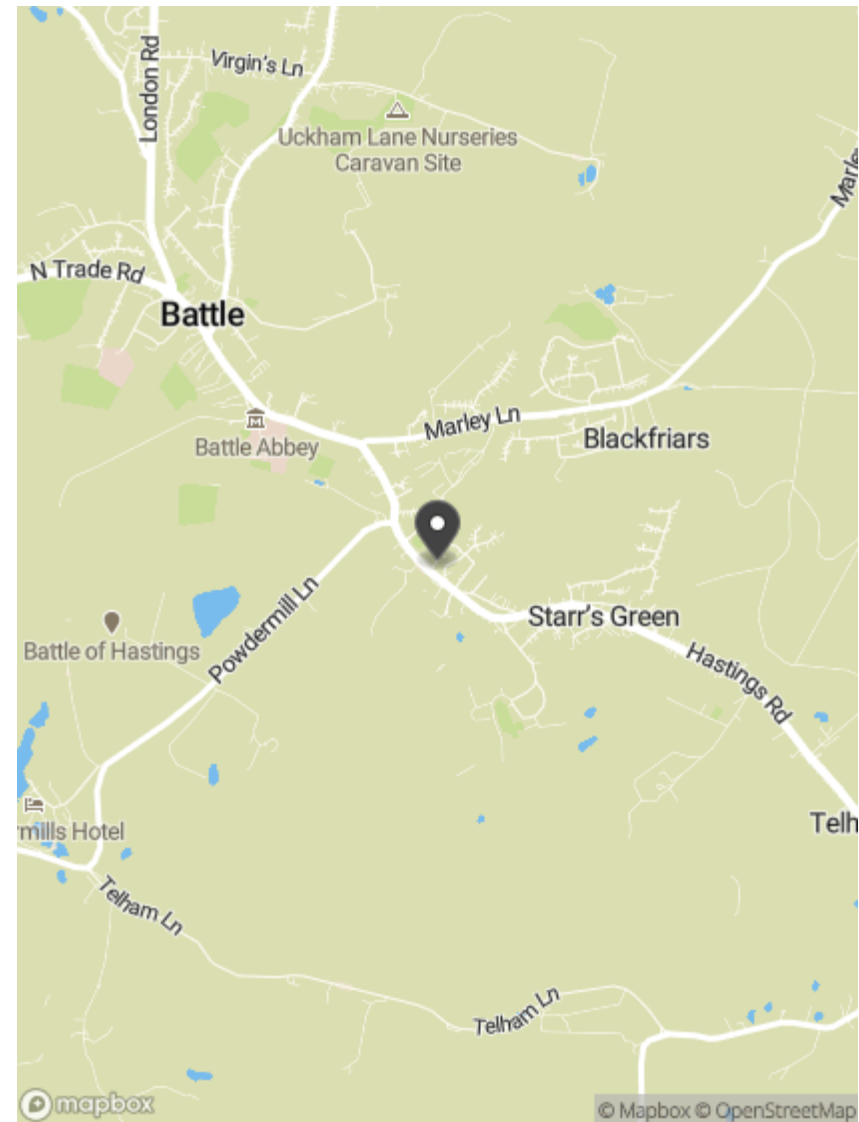
Reduced headroom
33.72 ft²
3.13 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	