



Nightingale Close, Battle, TN33

£650,000

 4  2  6  1590 sq ft





Explore this standalone former show home featuring a main ensuite bedroom with mirrored wardrobes and panoramic views. Enjoy a newly fitted kitchen with quartz countertops and AEG appliances, four bedrooms, a stylish bathroom, oak flooring, terrace, garden, summer house, garage, and driveway.



Key Features





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The home opens to a newly fitted kitchen with quartz worktops, wooden drawers, an induction hob, integrated AEG oven, fridge-freezer, and a butler's sink overlooking the garden. The oak engineered flooring continues from the kitchen into the dining area, which is bathed in natural light from side aspect windows and patio doors that open onto the terrace. Adjacent is the living room, accessible through double doors. A utility room provides ample cupboard space, a large work surface with a stainless steel sink, and provisions for white goods. A cloakroom with a WC and sink, and additional storage in the hallway, add to the ground floor's functionality.

Upstairs, the main bedroom features stunning rear views, mirrored sliding doors to fitted wardrobes, and an ensuite with a walk-in shower, WC, and sink. Another bedroom on the rear aspect enjoys similar views. The third and fourth bedrooms face the front, with the fourth offering extra storage above the stairs. A beautifully appointed family bathroom with a bath, shower fittings, and stylish tiling serves these rooms.

Outside, the property includes a patio, extensive lawn, a summer house, and practical amenities like a garage and driveway, rounding out the offerings of this delightful home.



The High Street features unique independent shops and charming cafes perfect for leisurely days. For those who love the outdoors, Battle provides numerous walking paths, including those around the historic Battle Abbey. The town also enjoys excellent transport connections to London and the coast, making it ideal for commuters. The property is located a short walk to both the local secondary school also as short walk is the nursery's, primary school and private schools in the town.



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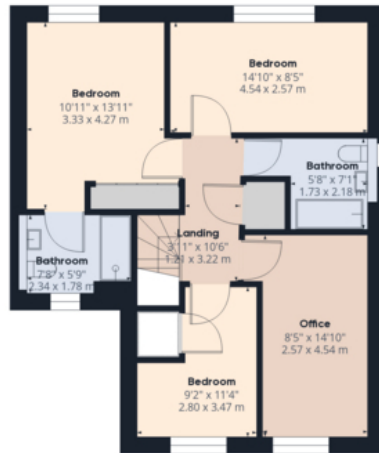


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Floor 0



Floor 1



Approximate total area¹⁾
1590.14 ft²
147.73 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		92
A		
(81-91)	84	
B		
(69-80)		
C		
(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	

Tenure Type: Freehold
Council Tax Band:
Council Authority:

