



St. Marys Terrace, Battle, TN33

£365,000

 2  1

Ashton Stripp

ashtonstripp.com | 01424 772954

AS
ASHTON STRIPP



This delightful 2-bedroom home offers a blend of modern updates and period charm, making it the ideal choice for first-time buyers. Located in a fantastic area within walking distance to the station and local shops, this property is move-in ready and offers a low-maintenance garden.

The ground floor includes a welcoming front-aspect living room with a large window allowing plenty of natural light, complemented by a cozy log burner for those colder months.

The kitchen features a range of white cupboards and drawers, an oak worktop, and a white ceramic sink. The galley-style kitchen is separated by a feature arch and includes a pantry under the stairs, a tiled floor, spotlights, and space for white goods and a large window provides a lovely view of the garden. There is an electric rayburn and oven and hob. One of the best features is the breakfast bar and further space for a small dining table by the garden doors.

Upstairs, the front double bedroom includes a feature fireplace and handy storage under the stairs, while the rear double bedroom offers built-in fitted storage units along one wall, maximizing space.

The bathroom is fully tiled with a modern finish, featuring a bath with an overhead shower, a raised heated towel rail and a heated mirror, and a grey-painted sash window.

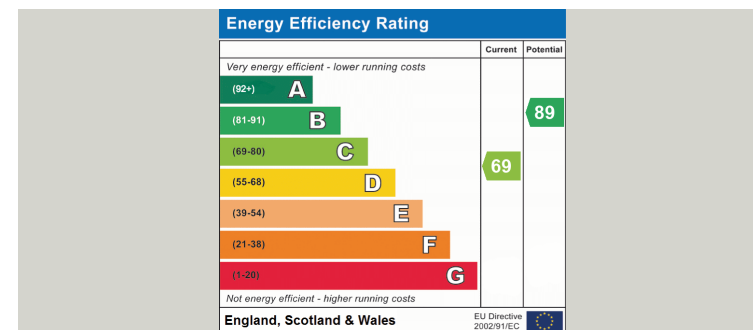
The good sized attic room provides additional versatile space with double-aspect Velux windows and an exposed brick feature wall, ideal for use as a third bedroom or home office.

Outside, the easy-to-maintain terrace garden includes a shed for storage, making it perfect for those who prefer minimal upkeep. The property has undergone recent improvements, including new front and back doors and repairs to the front room addressing rising damp, ensuring the property is in excellent condition.



- Two double bedrooms with ample storage
- Spacious attic room with Velux windows which is a versatile room providing different options for use
- Bright front-aspect living room with log burner
- Modern kitchen with white cupboards, oak worktop, and breakfast bar
- Fully tiled bathroom with bath, shower, and heated towel rail
- Feature arch and pantry in the kitchen, adding character and functionality
- Low-maintenance garden with terrace and shed
- Conveniently located within walking distance of the station and local amenities
- Recently updated front and back doors
- Front room has been treated for rising damp, ensuring excellent





AS
ASHTON STRIPP

Ashton Stripp

33 High Street, Battle, TN33 0AE

ashtonstripp.com | 01424 772954