



Horns Corner, Battle, TN33

£395,000

 3  1

Ashton Stripp

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AS
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Ground Floor:

- Entrance hallway with under-stairs storage.
- Living room with a working fireplace for cozy evenings.
- Dining room with a feature alcove and views over the rear garden.
- Kitchen with pantry storage and a side door to the garden.
- Downstairs bathroom featuring a part-tiled finish, stainless steel towel radiator, bath, sink, and WC.

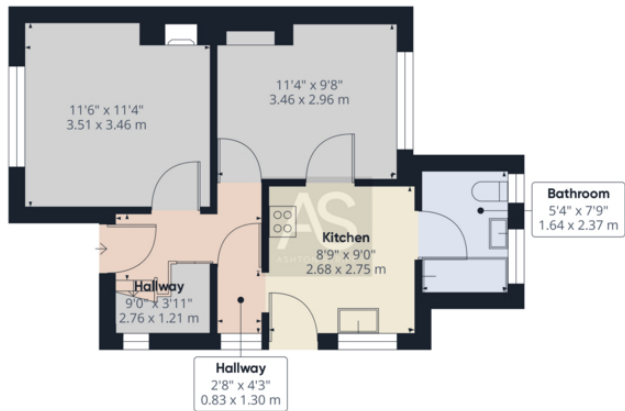
- First Floor:
- Front aspect double bedroom with a feature fireplace.
 - Rear aspect double bedroom with a feature fireplace.
 - Third bedroom overlooking the garden, also with a feature fireplace.
 - Separate WC with sink and a window.
- Exterior:

- Large garden with a well-maintained lawn, a mix of shrubs, and an area of hardstanding.
- Fully double-glazed windows and electric radiators throughout.

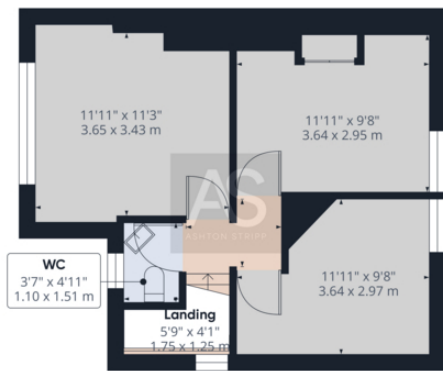


- Charming three-bedroom cottage in the picturesque village of Catsfield
- Large garden with a mix of lawn, shrubs, and an area of hardstanding
- Chain-free property, offering convenience for a smooth purchase
- Living room with a working fireplace for cozy evenings
- Dining room with a feature alcove and garden views
- Kitchen with a pantry cupboard and side door to the garden
- Downstairs bathroom with a stainless steel towel radiator, bath, sink, and WC
- Three first-floor bedrooms, all featuring charming fireplaces (not working order)
- Separate WC on the first floor with a sink and window
- Huge scope for renovation and extension (STPP) to create your dream home





Floor 0



Floor 1



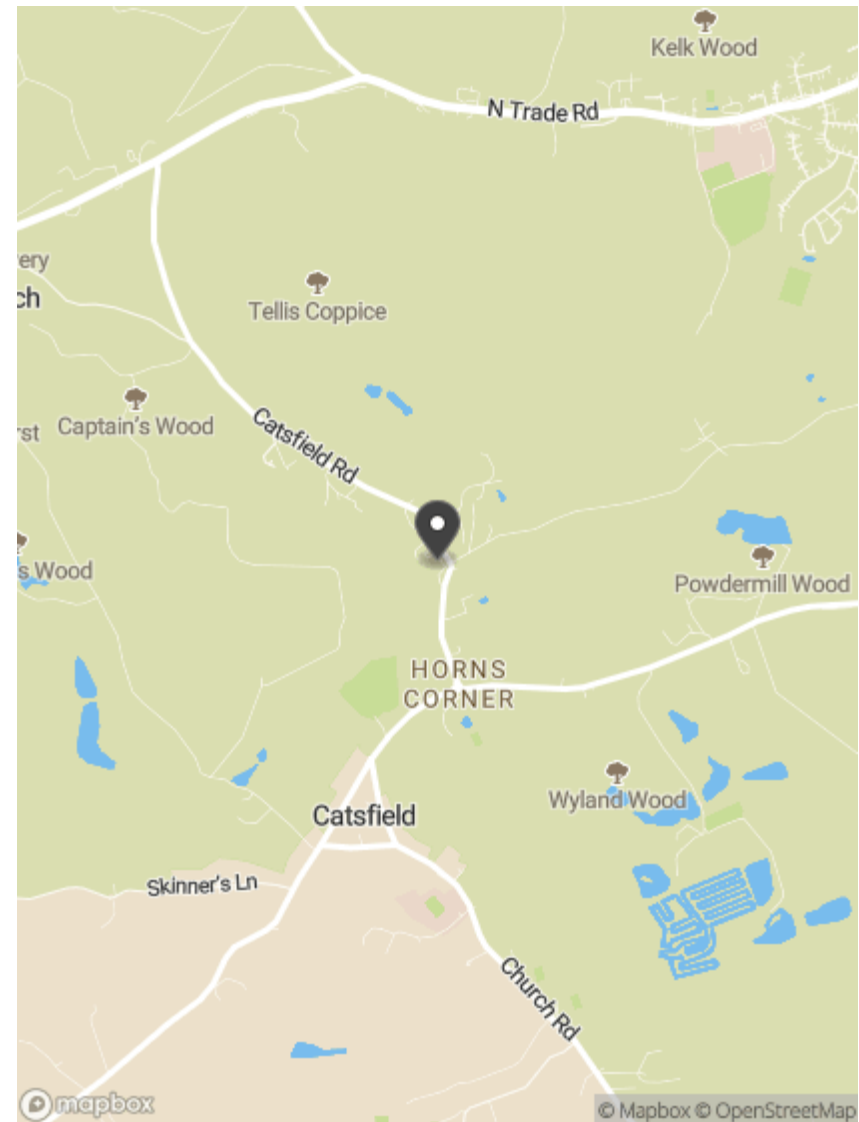
Approximate total area¹⁾
816.44 ft²
75.85 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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		
(55-68) D		
(39-54) E	45	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	