



Horns Corner, Battle, TN33

£346,500

 3  1

Ashton Stripp

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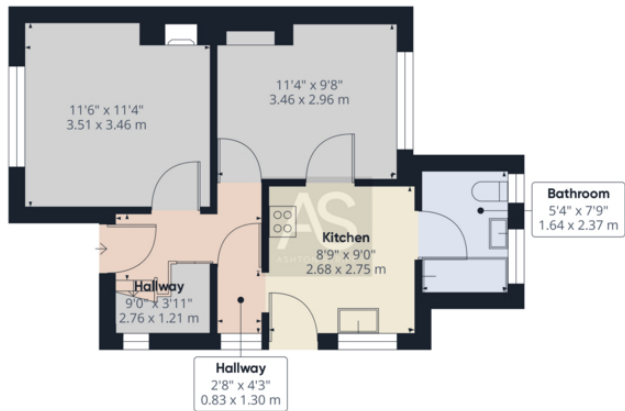


Located in the heart of Catsfield village, this three-bedroom cottage offers a rare blend of character, space, and potential. With a generous garden, traditional features, and scope to extend (STPP), it's an ideal setting for village life with room to grow. The ground floor features an entrance hallway with under-stairs storage. The living room, with its working fireplace, offers a central space for everyday relaxation. At the rear, the dining room overlooks the garden and includes an alcove ideal for storage or display. The kitchen, with pantry cupboard and direct garden access, provides a functional layout with potential for reconfiguration. A ground-floor bathroom includes a bath, stainless steel towel radiator, sink and WC. Upstairs, all three bedrooms are of good size and retain original features such as fireplaces, contributing to the property's character. Two doubles offer front and rear outlooks, while the third bedroom overlooks the garden. A separate WC with sink and window serves the first floor. The exterior offers a significant advantage — a large, well-kept garden with lawn, mature shrubs, and hardstanding. This outdoor space lends itself to family life, gardening, or future development. To the front, there is convenient off-road parking. The property is fully double-glazed with electric radiators throughout. Located in a well-regarded village setting, the cottage is within easy reach of local amenities, nearby schools, countryside walks, and transport connections to nearby towns including Battle and Bexhill. It's a great opportunity for those looking to create a long-term home while preserving the character of a traditional village property.

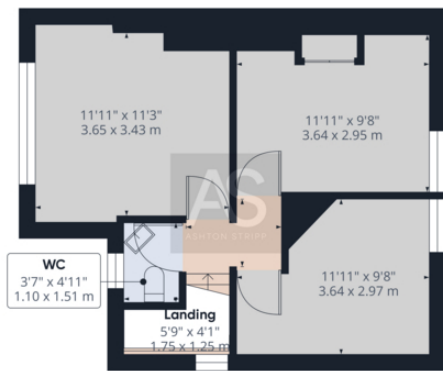


- Charming three-bedroom cottage in the picturesque village of Catsfield
- Large garden with a mix of lawn, shrubs, and an area of hardstanding
- Chain-free property, offering convenience for a smooth purchase
- Living room with a working fireplace for cozy evenings
- Dining room with a feature alcove 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



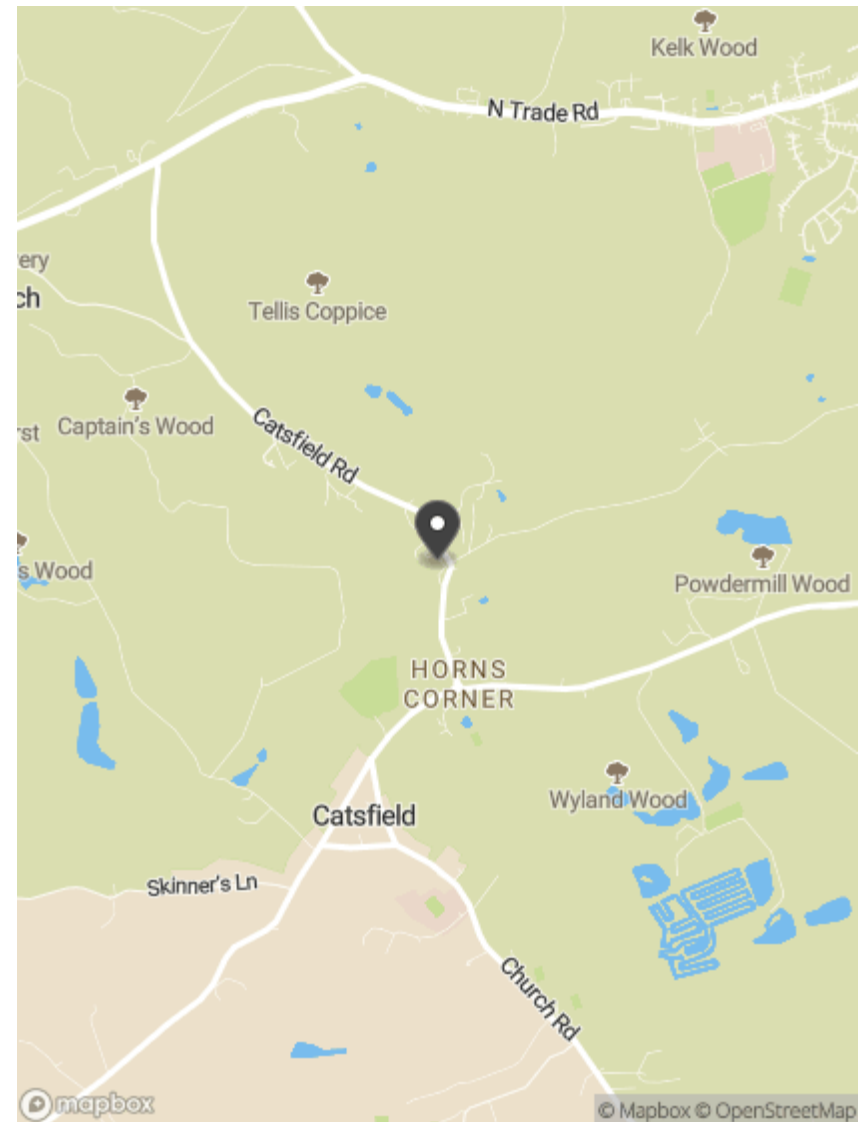
Approximate total area¹⁾
 816.44 ft²
 75.85 m²

(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	