



East Sussex, Battle, TN33

£460,000

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Ashton Stripp

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This stylish three-bedroom home features a bright living space, Howdens kitchen, new bathroom, and Camaro LVT flooring. Upgrades include a Worcester boiler (warranty until 2036), new radiators, fuse board, bespoke cupboards, and Farrow & Ball paint. Plus a converted garage and outdoor office. On the ground floor, the living room features handmade units, a log burner, a double-glazed window, and Camaro LVT flooring, creating a warm and inviting space. The newly fitted Howdens kitchen includes quartz worktops, a butler's sink, an integrated oven, and an electric hob, along with a breakfast bar area and French doors leading to the patio. A Quooker instant boiling tap adds convenience. The utility room provides space for white goods and a mixer tap. The cloakroom is fitted with a WC, sink, and window for natural light. There is also a dedicated office with Camaro LVT flooring and a window. The hallway, with Camaro LVT flooring, benefits from built-in storage units, understairs storage, and plenty of natural light. Upstairs, the main bedroom is a spacious double with carpeted flooring and a window. The second bedroom is another double with a window and radiator. The third double bedroom includes in-built IKEA Pax wardrobes, carpeted flooring, a window, and a radiator. The recently renovated shower room features marble-panelled walls, a walk-in shower with an Aqualisa digital shower and external on/off button, a WC, a lit mirror, a vanity unit, and a window.

Outside, the converted garage is currently used as a gym but could easily be reinstated. There is an additional outbuilding with power, currently set up as an outdoor office. The garden includes a laid lawn, a tiled patio area outside the living room, and a shingle seating area for outdoor dining. An electric car charger is also installed.

The home benefits from a new Worcester boiler with a warranty until 2036, new radiators throughout except for the utility room, a new fuse board, a newly fitted bathroom, bespoke cupboards downstairs, and Farrow & Ball paint throughout. This stylish and well-maintained home is ready to move into, offering a great combination of modern living and character features.

The property has been mostly rewired and has had a new fuse board and replumbed throughout

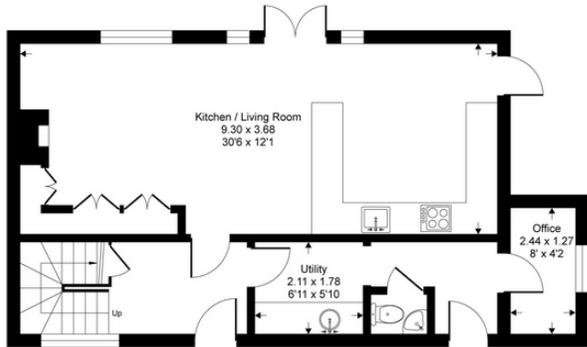
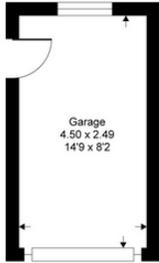


- Spacious and Light-Filled Living Areas – Double-aspect living room and kitchen provide an airy, open feel with plenty of natural light.
- High-Quality Flooring – Camaro LVT flooring throughout the ground floor for a stylish and durable finish.
- Modern Howdens Kitchen – Quartz worktops, a butler's sink, and a Quooker instant boiling tap for convenience and luxury.
- Versatile Living Spaces – Dedicated office, utility room, and a converted garage currently used as a gym.
- Newly Fitted Shower Room – Walk-in Aqualisa digital shower with an external on/off button, marble-panelled walls, and a lit mirror.
- Energy-Efficient and Upgraded Heating – New Worcester boiler with warranty until 2036 and new radiators throughout (except utility room).
- Stylish Bespoke Storage – Handmade units in the living room and built-in IKEA Pax wardrobes in one bedroom.
- Attractive and Functional Garden – Lawn, tiled patio, and a shingle seating area for outdoor dining.
- Additional Outbuilding with Power – Ideal for a home office, workshop, or hobby space.
- Premium Finishes Throughout – Farrow & Ball paint, a new fuse board, and carefully selected materials for a high-quality feel.

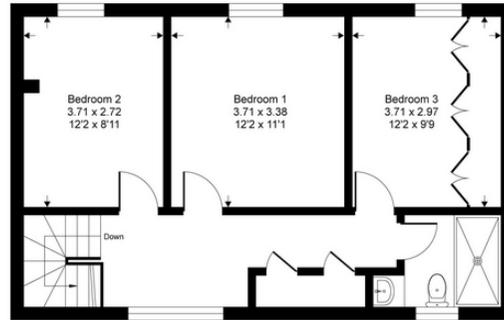


Mountjoy, TN33

Approximate Gross Internal Area = 108.6 sq m / 1169 sq ft
 Approximate Garage Internal Area = 11.1 sq m / 120 sq ft
 Approximate Total Internal Area = 119.7 sq m / 1289 sq ft



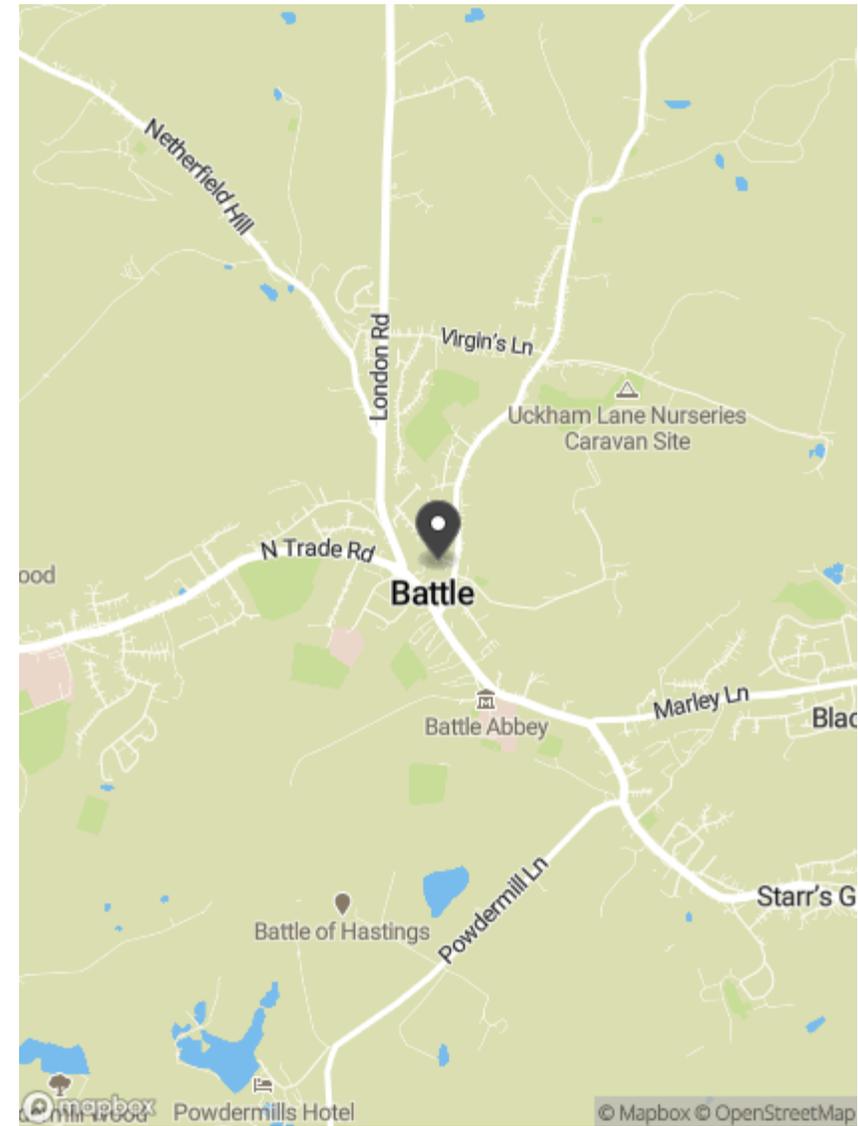
Ground Floor IN



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	68	81
England, Scotland & Wales	EU Directive 2002/91/EC	

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