



Vale Road, Battle, TN33

£500,000

Ashton Stripp

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Well-presented 3/4 bed semi with flexible split-level layout. Includes modern kitchen with breakfast bar, Juliet balcony, log burner, feature fireplaces, two reception rooms, and landscaped multi-level garden with summerhouse, decking, and patio areas. As you enter through the front door, you're welcomed into a hallway with wood-effect laminate flooring and a built-in storage cupboard. From here, the layout opens up across multiple levels, offering flexible living space throughout. Ground Floor: At the front of the property is a good-sized double bedroom, featuring a fireplace (requires sweeping to be brought back into working order) with stone hearth, picture rail, and cream carpet—a versatile space that could also be used as a second lounge or guest room. The bathroom includes a walk-in shower with both a rainfall head and handheld attachment, part-tiled walls, a white basin with vanity cupboard, and wood-effect laminate flooring. Moving through, there's a snug room with a log burner (installed less than two years ago), black tiled hearth, and brick surround. It includes wood-effect laminate flooring, a built-in cupboard. Steps lead up to the main living room, which benefits from a Juliet balcony overlooking the rear garden and a Velux window, bringing in plenty of natural light. The space is finished with wood-effect laminate flooring and has a light, open feel. Steps down lead into a modern kitchen, fitted approximately three years ago. The space is thoughtfully designed and highly functional, featuring laminate flooring, marble-effect worktops and splash back, an induction hob with double oven, and a white sink with pull-out tap. There's a pull-out larder cupboard, carousel corner unit, and under-counter lighting, complemented by pendant lights, spotlights, and two tall grey radiators. A breakfast bar offers casual seating, with plenty of room for a full-size dining table. Additional features include space for an American-style fridge freezer and a small wine cooler—ideal for everyday use and entertaining.

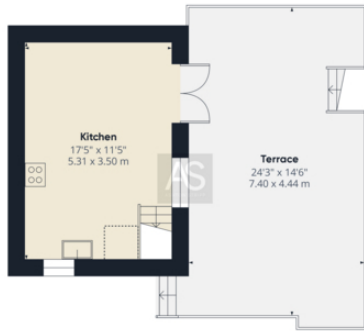
First Floor Upstairs, there are two additional bedrooms and office: Front double bedroom with wooden flooring, fireplace with wooden mantel, picture rail, and views to the front. Rear double bedroom, overlooking the back garden, with cream carpet and a working fireplace. Office overlooking the garden with cream carpet—well-suited for use as a home workspace, study, or nursery. A round window on the stairwell adds character and light to the space, while the stairs and landing are fitted with cream carpet.

Garden -The rear garden is set over several levels: Sandstone patio area at the top with glass steps leading to a lawned area. A sandstone path continues through mature flower beds, leading under an archway to a summerhouse currently set up as a bar, with power connected. There's also a shed and a grey decked seating area at the bottom of the garden. The garden is tree-lined at the rear, backing onto the Beach Estate. The property also benefits from a good-sized driveway at the front, providing convenient off-street parking.

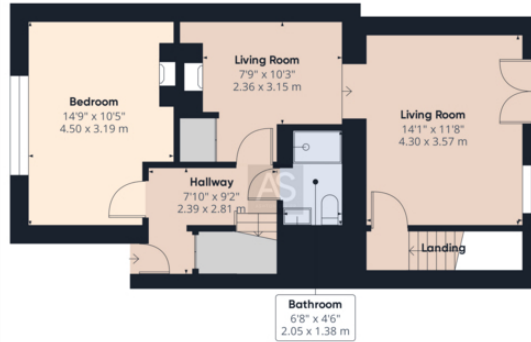


- Modern kitchen with breakfast bar, induction hob, and marble-effect finishes.
- Juliet balcony in the living room overlooking the rear garden.
- Log burner (less than 2 years old) set in a stylish brick and tiled surround.
- Two reception rooms, offering versatile living or workspace options.
- Landscaped, multi-level rear garden with patio, lawn, and mature planting.
- Fully powered summerhouse currently used as a bar, plus shed and decking.
- Well-maintained throughout, blending original features with modern updates.
- Walking distance to Battle town centre, shops, and mainline station
- Close to Local Schooling
- Multiple fireplaces throughout home adding character





Floor 0 Building 1



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Approximate total area⁽¹⁾

1148.83 ft²
106.73 m²

Balconies and terraces
356.07 ft²
33.08 m²

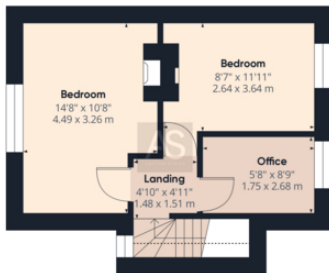
Reduced headroom
6.96 ft²
0.64 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.

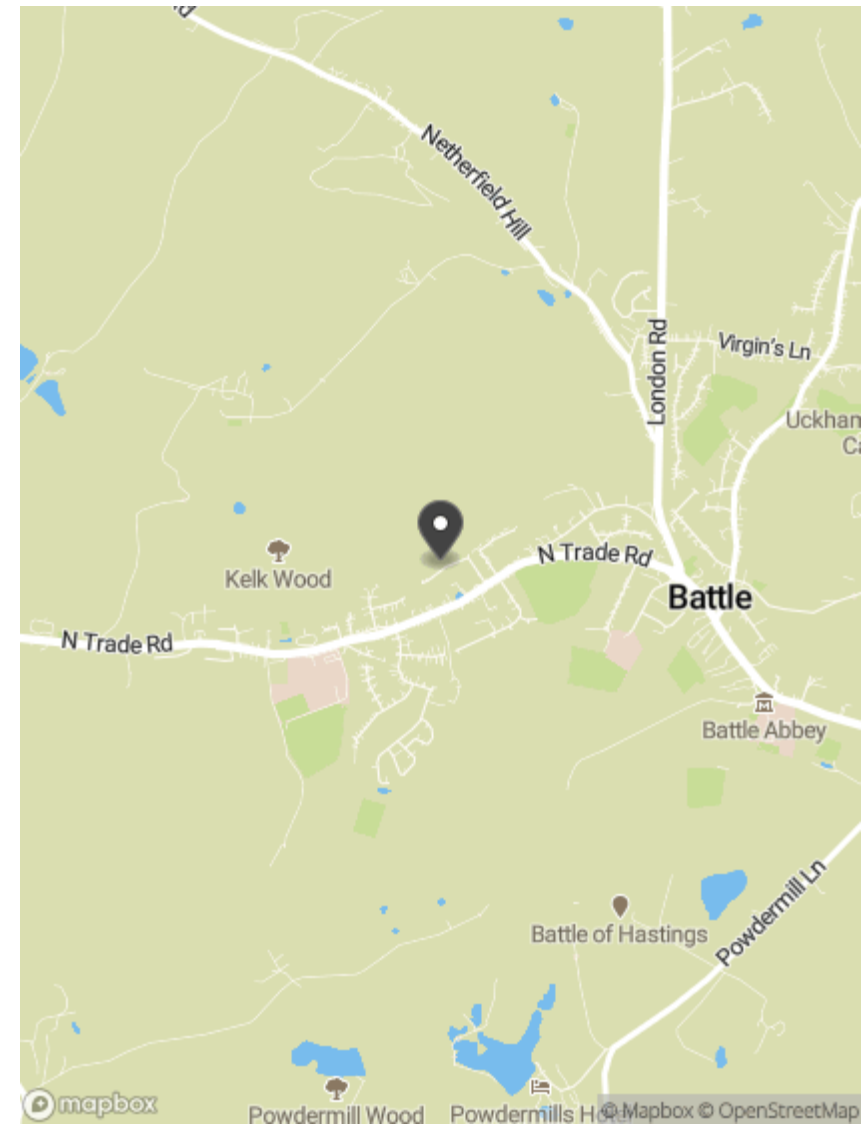
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Floor 2 Building 1



Floor 0 Building 2



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