



Mount Street, Battle, TN33

£325,000

2 1

Ashton Stripp

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- Charming 2-bedroom character cottage located in the heart of Battle
- Spacious living room with a feature fireplace, brick surround, and bay window
- Open-plan kitchen/diner with modern units, dishwasher, and exposed beams
- Dining area with fireplace, black hearth, and white mantelpiece
- Utility room with crane units, stainless steel sink, and space for a washing machine
- Downstairs WC with window, beige tiled flooring, and storage space
- Second bedroom with eaves storage and views of the rear garden
- Bathroom with roll-top bath, tiled flooring, linen cupboard, and stainless steel towel radiator
- Rear garden, offering a private outdoor space in central Battle
- Principal bedroom with exposed beams, and walk in cupboard space

The entrance hallway is meticulously tiled and provides ample storage for outerwear and footwear. This leads into a well-proportioned living room, enhanced by a double aspect that maximizes natural light. The living room includes a fireplace with a black hearth and wooden surround.

The dining area is seamlessly connected to the kitchen, offering a practical space for dining. The kitchen is equipped with white cabinetry, complemented by a grey work surface. Integrated appliances include a gas hob, built-in oven, dishwasher, and fridge freezer. An adjacent breakfast area, which also serves as an alternative dining space, opens onto a decked terrace suitable for outdoor use.

The utility room, providing access to the rear garden, is designed for functionality. The ground floor also includes a fully tiled WC with a stainless steel radiator.

The staircase leads to a first-floor landing, providing access to three well-proportioned bedrooms. The principal bedroom is spacious and includes inbuilt sliding shelves and a storage cupboard. The second bedroom offers similar proportions, while the third bedroom can be used as a bedroom or study. The family bathroom is equipped with a bath, walk-in shower, part-tiled walls, and tiled flooring.

Externally, the property includes a garden with a decked area, a log store, and a lawned section. The garden also features an access gate to the front courtyard and plenty of rear parking spaces available. An exterior storage cupboard is also provided.

Council tax band B

Mains drainage

Gas central heating

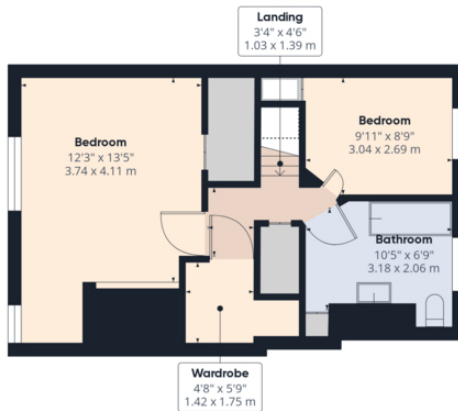
Freehold







Floor 0



Floor 1



**Approximate total area<sup>a</sup>**

956.05 ft<sup>2</sup>  
88.82 m<sup>2</sup>

**Reduced headroom**

11.3 ft<sup>2</sup>  
1.05 m<sup>2</sup>

(1) Excluding balconies and terraces

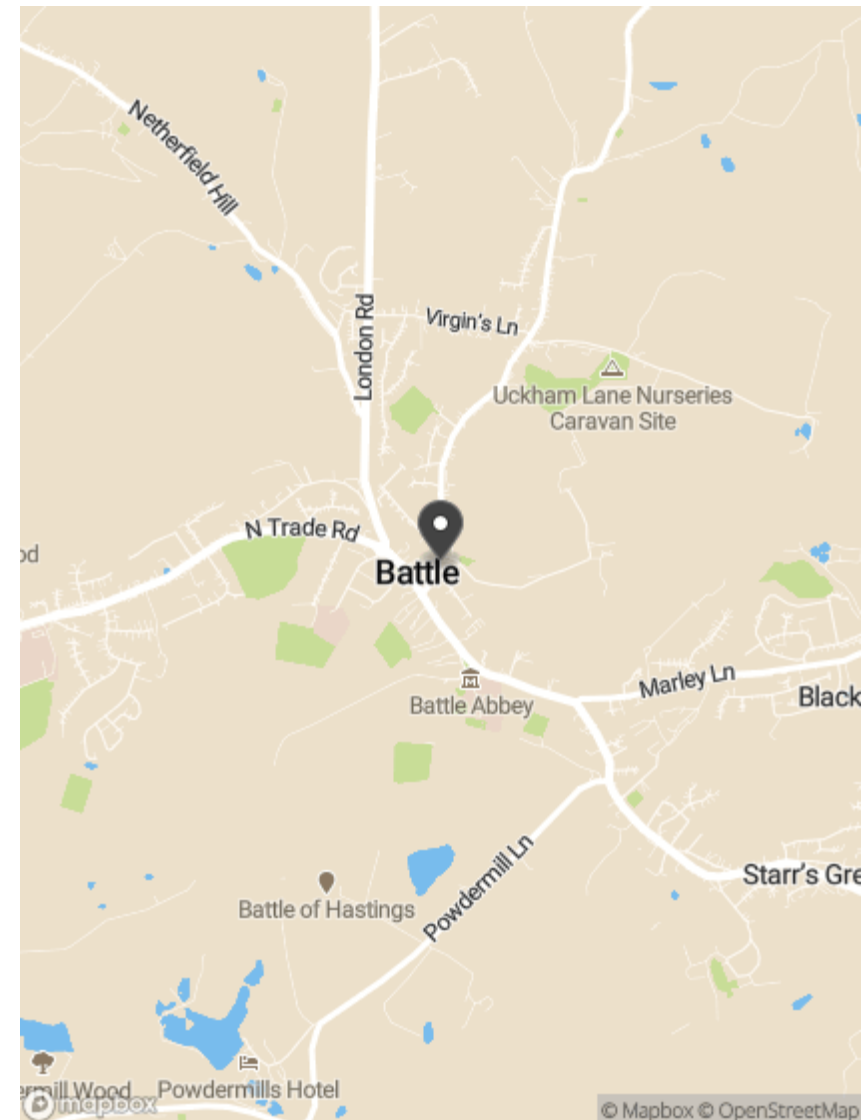
**Reduced headroom**

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.

GIRAFFE 360



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