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ASHTON STRIPP



27 Mount Street

Battle, Battle

Set in the heart of historic Battle, this 2-bedroom Grade II listed cottage blends period character with modern practicality. With exposed beams, garden views and walkable access to cafés, shops and the station, it's a rare mix of charm, warmth and convenience.

Council Tax band: C

Tenure: Freehold

- 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





Set in the heart of historic Battle, this 2-bedroom Grade II listed cottage blends period character with modern practicality. With exposed beams, garden views and walkable access to cafés, shops and the station, it's a rare mix of charm, warmth and convenience.

This delightful cottage places you just moments from Battle's bustling high street, yet offers a quiet, character-filled retreat behind its period façade. Step inside and you're greeted by a bay-fronted living room with a feature fireplace and exposed beams that create an instantly warm and inviting feel. The open-plan kitchen and dining space brings together rustic charm and functionality, with tiled flooring, fitted appliances, and another handsome fireplace creating a focal point for relaxed meals or entertaining.

Upstairs, the principal bedroom is spacious and light, with ample storage and loft access. A second double bedroom overlooks the garden, while the bathroom offers a classic roll-top bath, tiled floors and towel radiator. Downstairs, a separate utility room and WC add useful practicality, and the private rear garden offers a sunny escape — ideal for a quiet morning coffee or evening dining outdoors.

Positioned on Mount Street, you're within walking distance of Battle station, local schools, and a host of independent shops and eateries, all set against the town's rich historic backdrop. This is a home where charm meets everyday ease — a perfect choice for those seeking town-centre living without compromise.

Grade 2 listed

Freehold

Gas central heating

Approximate total area⁽¹⁾
512.58 ft²
47.62 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.

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Floor 0

Approximate total area⁽¹⁾
956.05 ft²
88.82 m²

Reduced headroom
11.3 ft²
1.05 m²

(1) Excluding balconies and terraces

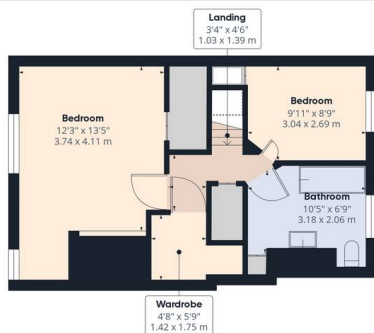
Reduced headroom
Below 5 ft/1.5 m

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Floor 0



Floor 1

Approximate total area⁽¹⁾
443.47 ft²
41.2 m²

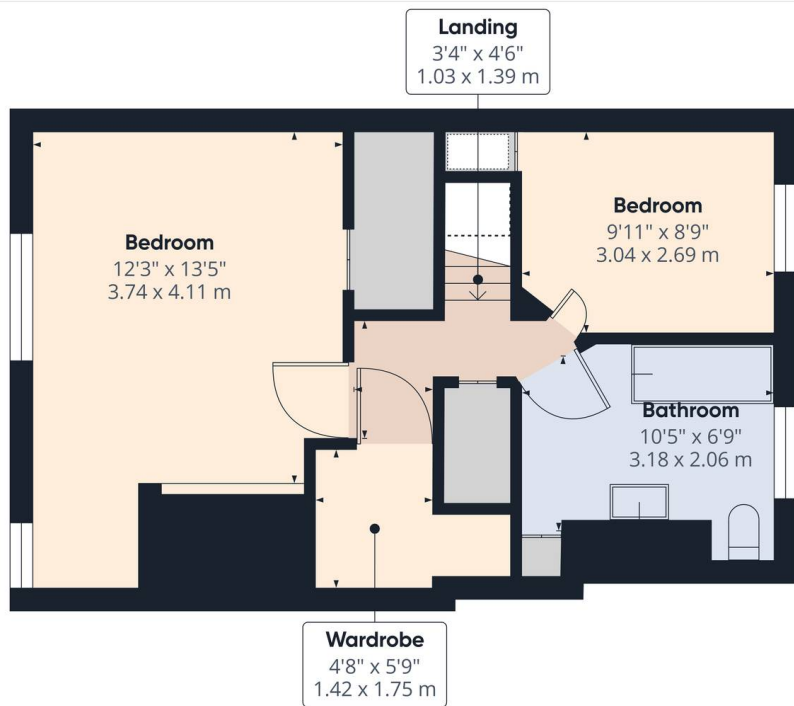
Reduced headroom
11.3 ft²
1.05 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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Floor 1