





AS
ASHTON STRIPP



1 The Nook Battle Hill

Battle, Battle

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Characterful two-bedroom cottage with original features and painted timber floors.
- Off-street parking and gated side access to the rear garden.
- Flexible open-plan layout including living, office, and dining areas.
- Stripped brick fireplace in the living room, with potential for a log burner.
- Modern walk-in shower room with rain and handheld fittings.
- Separate garden studio/home office, built three years ago with electricity and decking.
- Beautifully planted rear garden with patio, pond, and lawned area.
- Useful storage room housing the boiler and offering extra utility space.
- In the Claverham College catchment, with nearby access to well-regarded local schools.
- Walking distance to Battle station and town centre, with shops, cafés, and rail links close by.







Set within walking distance of Battle's historic high street and station, this two-bedroom semi-detached home offers a well-considered blend of practical space, colour, and creative potential. With a flexible ground floor layout, private garden, and a recently built garden studio, it suits both day-to-day living and working from home.

The front door opens directly into a living room with stripped-back fireplace brickwork – currently housing an electric fire, but suitable for a log burner if desired. This leads into an open office space, where a WC is discreetly tucked to the left, and then through to a rear dining area with garden views, blue stone flooring, and a door leading directly out to the garden. Painted wooden floors bring character to the ground floor, with pink tones in the living and office areas and green in the separate storage room. In addition to housing the boiler, this room provides excellent built-in storage, helping to keep the main living areas clutter-free.

Beyond the dining space, the kitchen is fitted with sage green wall and base units, timber-effect worktops, and patterned handles. There's space for a washing machine, tumble dryer, dishwasher and a freestanding gas cooker with electric oven. A door opens to a small patio and pond, and another to the side return, providing access to the back garden.

Upstairs, the main bedroom overlooks the front of the property and offers space for a double bed, wardrobes, drawers and even a sofa. The second double bedroom looks onto the rear garden and shares the same cream carpet. The bathroom includes a walk-in rainfall shower with separate handheld head, cream tiles, a patterned vinyl floor, built-in storage and a cream towel rail.



Outside, a set of steps leads up from the off-street parking space to a mature front garden and the house itself. The garden is well established, with planting creating a welcoming approach, and a side gate offers access through to the rear. At the back, the garden has been carefully landscaped with a patio by the dining room door, a lawned area, and a purpose-built home studio at the far end. Built three years ago, the studio is fully insulated, fitted with electricity, and finished with timber decking to the front. It's a generously sized and versatile space — ideal as a home office, creative workshop, or garden room — offering a quiet and separate environment away from the main house. Currently used for curtain making, it could equally suit remote working, hobbies, or provide an excellent retreat or hangout space for teenagers.

The property is within the catchment for Claverham Community College, a well-regarded secondary school, and close to Battle & Langton primary school. Battle itself is a thriving market town known for its independent shops, cafés, and historic Abbey, with excellent rail links to London from the mainline station — all within walking distance. Local countryside walks and open green spaces are also easily accessed, making this a well-located home for both convenience and lifestyle.

Council Tax Band C



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1114 ft²
103.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360



Floor 0 Building 2



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
866 ft²
80.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360



Floor 1 Building 1

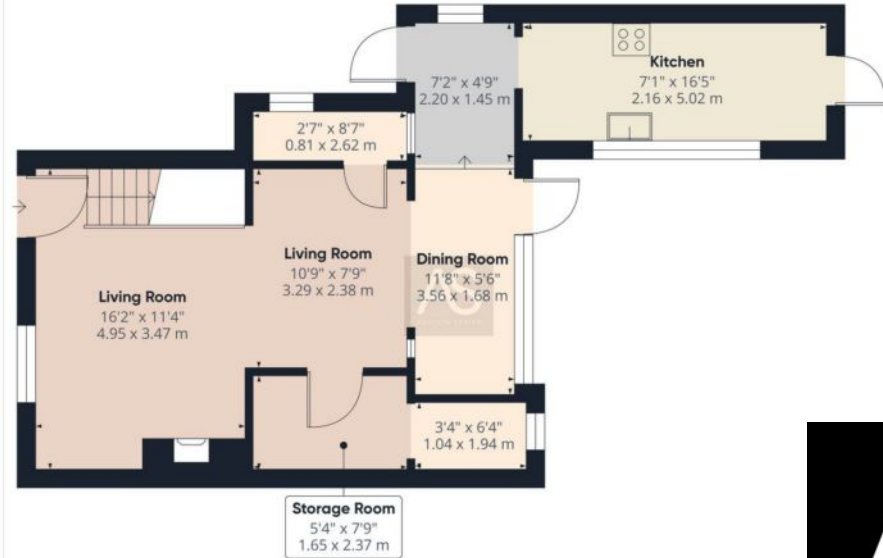


Approximate total area⁽¹⁾
297 ft²
27.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360



Floor 0 Building 1



Approximate total area⁽¹⁾
569 ft²
52.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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