







2 St. Marys Villas

Battle, Battle

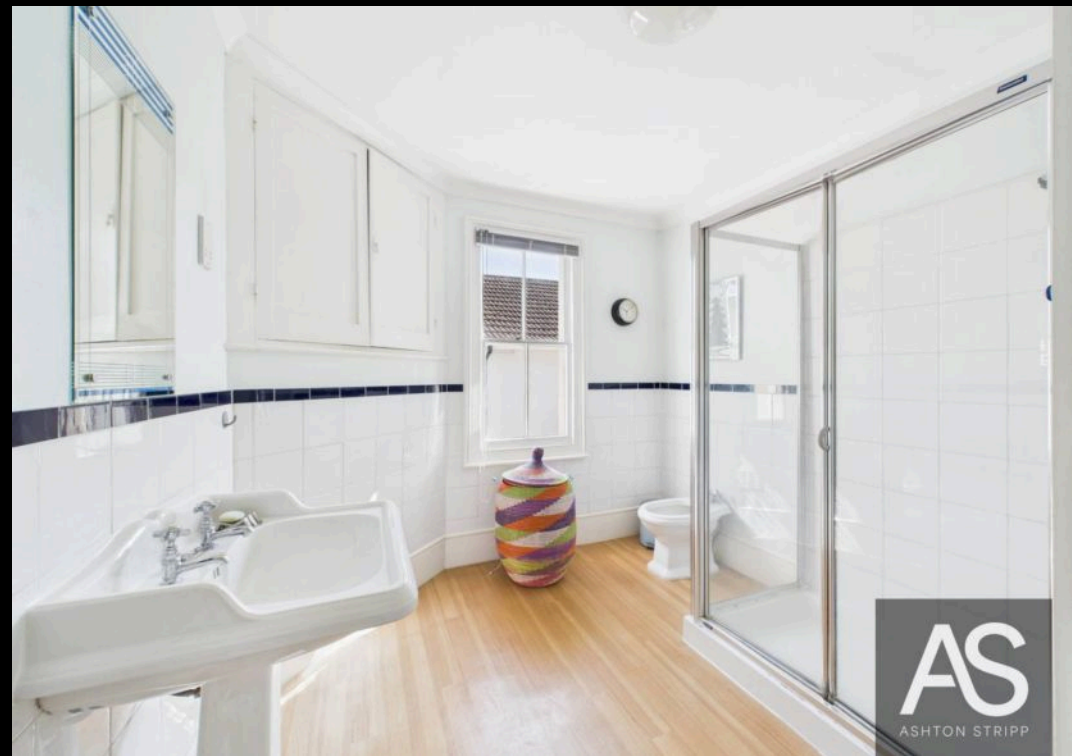
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Four floors of well-planned, flexible living space with period character throughout
- Large open-plan kitchen-diner with garden views, wood floors, and granite-topped butler sink
- Self-contained annex with its own kitchen, bathroom, and access to a private courtyard
- Two family bathrooms plus separate WC across upper levels
- Utility room, multiple storage areas and access to attic
- Generous rear garden with courtyard, large lawn and mature planting
- Designated off-street parking and multiple garden sheds
- Freshly repainted exterior and smartly landscaped front garden
- Situated in the historic heart of Battle, minutes from schools, cafés, shops and the mainline station
- Five double bedrooms across three upper levels, all well-proportioned and full of natural light





A versatile four-storey home in Battle's St Mary's Villas with five bedrooms, two reception rooms, two bathrooms and a WC. Includes a self-contained lower ground apartment, garden, courtyard, parking, and is moments from schools, station and town.

A home with space, soul and surprising flexibility — this elegant Victorian property in Battle's historic St Mary's Villas offers bright interiors, high ceilings and adaptable accommodation across four thoughtfully arranged floors. Whether you're entertaining in the expansive kitchen-diner, retreating to the self-contained annex, or enjoying coffee in the garden, this is a home that adapts as life evolves.

Step through the open porch into a wide, welcoming hallway, where wood floors lead you in and a traditional staircase with wooden balustrades sweeps upward. The living room sits to the left — a warm, elegant space bathed in natural light thanks to its floor-to-ceiling sash windows. An open fireplace and high ceilings enhance the sense of volume and calm.

To the rear, the kitchen-diner is the social heart of the home. Wooden floors continue underfoot, complemented by a vaulted ceiling, sash windows, and views out to the garden. A mix of wood and granite worktops surround a round butler sink, with space for a gas range cooker and a generous dining table — perfect for busy family life or relaxed entertaining. Just off the kitchen is a utility room with garden views, space for appliances, and the boiler tucked neatly away.

On the lower ground floor, a self-contained apartment creates versatile options — ideal as guest accommodation, a teenager's retreat, or an income-generating rental. There's a large double bedroom with access to a private courtyard, a smart bathroom with terracotta tiled flooring and walk-in shower, a fully equipped kitchen, and a bright living/dining room with French doors to the garden.



On the first floor, the main bedroom overlooks the garden and is paired with a family bathroom featuring walk-in shower, pedestal sink, bidet, and sash window. Another double bedroom sits at the front, alongside a separate WC finished with grey flooring and a traditional suite.

The top floor offers two further double bedrooms, one with a Velux window, the other with views over the front. There's also a second family bathroom with white suite and grey vinyl flooring, hallway storage, and access to the loft.

Outside, the mature garden unfolds in layers — from the lower courtyard to a large lawn bordered by established shrubs. Side access adds practicality, while multiple sheds offer great storage. There's also a designated off-street parking space. The front garden is neatly landscaped with lawn and mature shrubs, and the façade has been recently repainted, giving the property a smart and well-kept appearance.

Tucked within the historic heart of Battle, St Mary's Villas places you just a short stroll from the charming high street, with its independent shops, coffee houses, and popular eateries. Battle station is under a 10-minute walk and offers direct connections to Hastings and London Charing Cross. Local schools are highly regarded — including Battle & Langton Primary School and Claverham Community College — both within easy reach. Surrounded by countryside and history, Battle offers an enviable blend of everyday convenience and natural beauty, with the rolling landscapes of the High Weald AONB right on your doorstep.



Floor 0



Floor 1



Floor 2



Floor 3

AS
ASHTON STRIPP

Approximate total area[®]
2782 ft²
258.4 m²

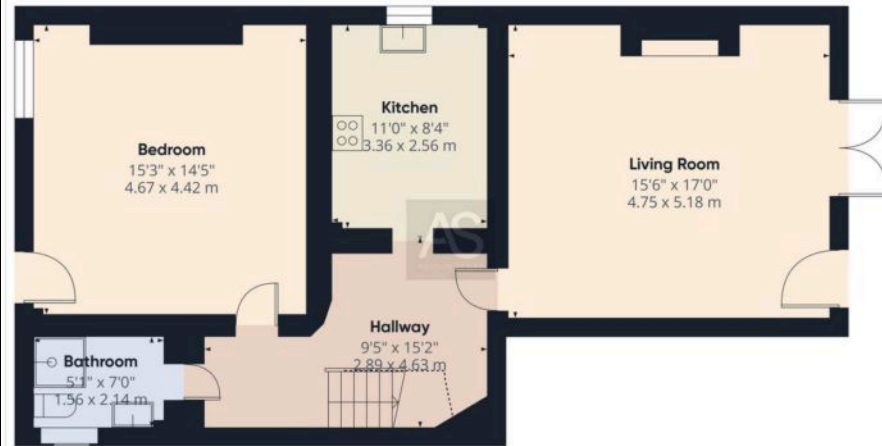
Reduced headroom
71 ft²
6.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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Floor 0

AS
ASHTON STRIPP

Approximate total area[®]
727 ft²
67.5 m²

Reduced headroom
17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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Floor 1

AS
ASHTON STRIPP

Approximate total area[®]
770 ft²
71.5 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.

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Floor 2

AS
ASHTON STRIPP

Approximate total area[®]
688 ft²
63.9 m²