





AS
ASHTON STRIPP



1 Marley Gardens

Battle, Battle

This three-bedroom home offers family-friendly living, excellent transport links, and a flexible layout including a garden room, south-facing front garden and gated parking.

Council Tax band: B

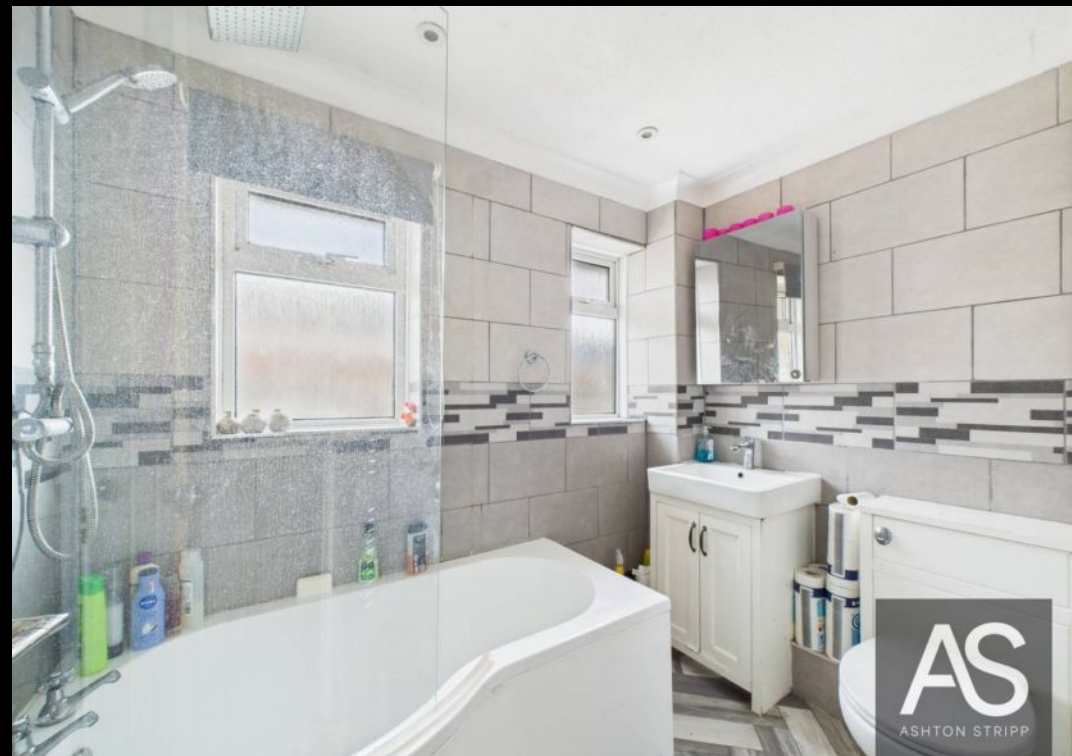
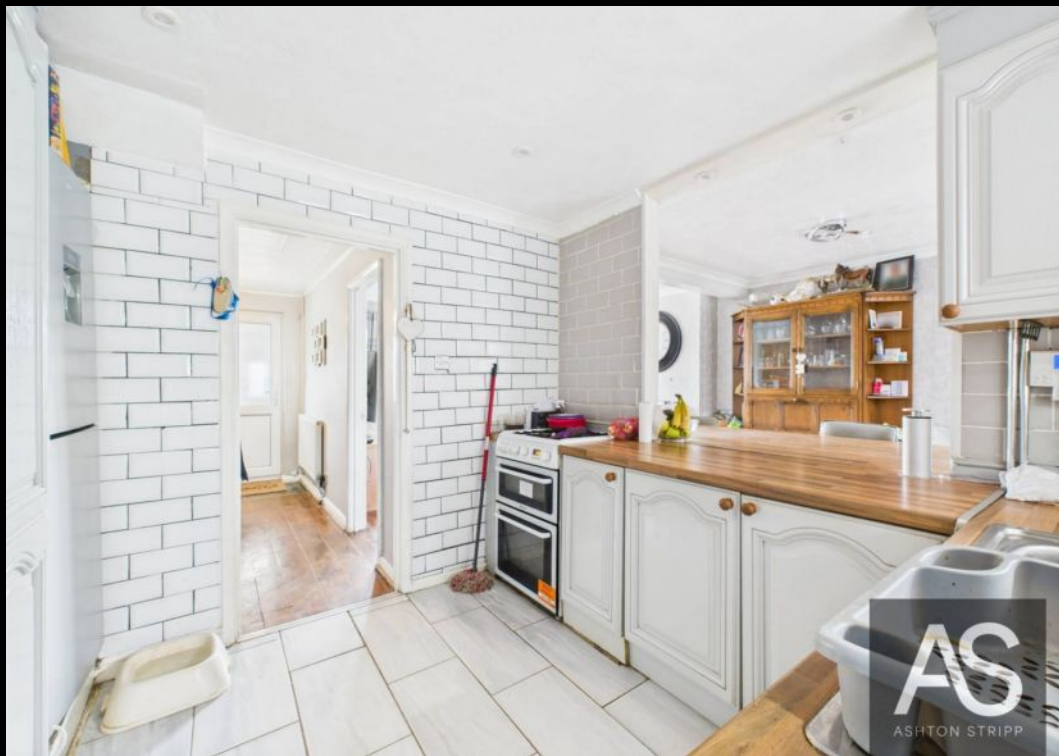
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- L-shaped living and dining room with oak flooring
- Kitchen with breakfast bar and wood-effect worktops
- Flexible-use garden room with storage and rear access
- Ground floor cloakroom and integrated boiler cupboard
- Three first-floor bedrooms and family bathroom
- South-facing front garden with established planting
- Rear courtyard with feature pond and patio
- Detached summerhouse/home office with power and lighting
- Gated off-road parking for multiple vehicles
- Short walk to Battle High Street, station and Great Woods







The ground floor includes a sociable through-lounge and dining area with a breakfast bar connecting directly to the kitchen. A large rear extension currently used as a workshop or hobby room could easily be reimagined as a garden-facing dining room or playroom.

Upstairs, three bedrooms sit alongside a family bathroom with twin windows and practical built-in storage.

The property also features off-road parking, a hedge-lined south-facing front garden, and a private rear courtyard with pond and paved seating areas. A large outbuilding, fitted with power and lighting, serves as a functional home office or studio, and there's gated access to the rear.

The home is well-positioned for access to Battle's excellent local schools, shops, and the mainline station, with direct trains to London and coastal links. There's also easy access to open countryside and Great Wood walks, offering a balance of urban convenience and green space.



Floor 0 Building 1



Floor 1 Building 1



Approximate total area[®]
1017 ft²
94.4 m²

Reduced headroom
8 ft²
0.8 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 illustration purposes only.

Calculations are based on BCS IPMS 3C standard.

GRAFFI 360



Floor 0 Building 2



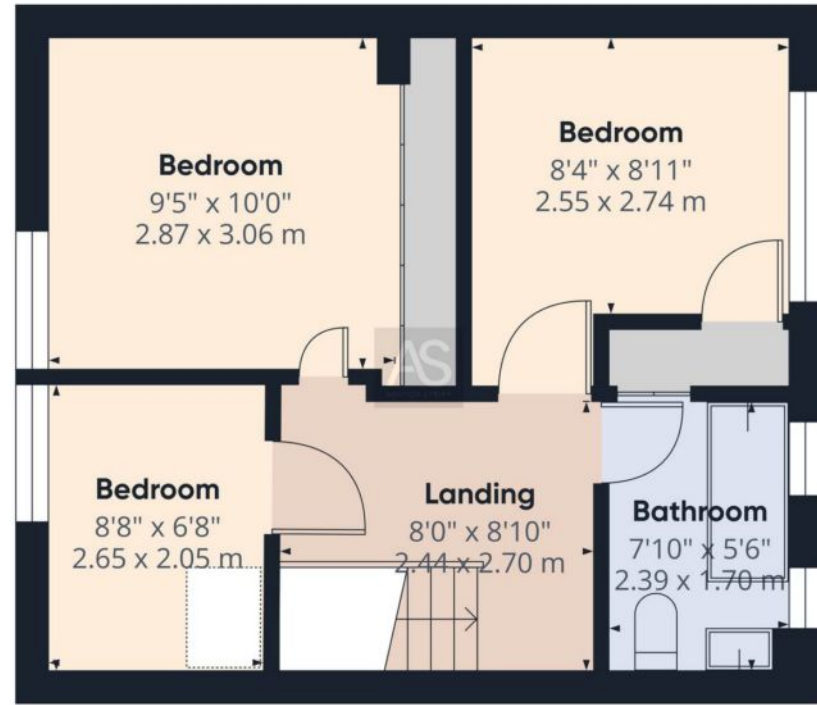
Approximate total area[®]
352 ft²
32.6 m²

(1) Excluding balconies and terraces

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Calculations are based on BCS IPMS 3C standard.

GRAFFI 360



Floor 1 Building 1



Approximate total area[®]
581 ft²
54 m²

Reduced headroom
8 ft²
0.8 m²

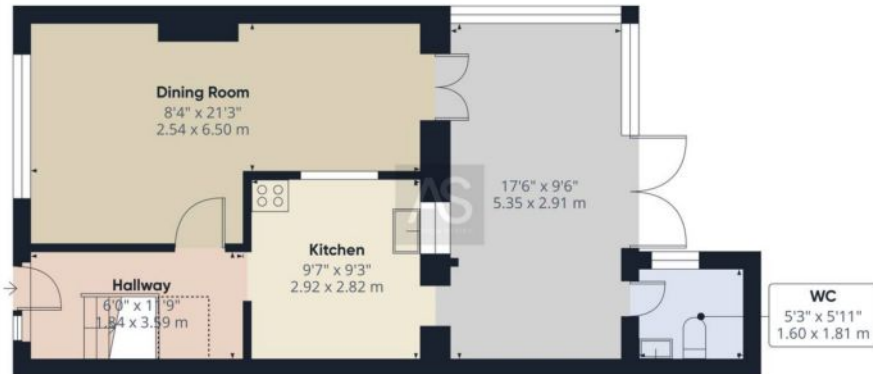
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft / 1.5 m

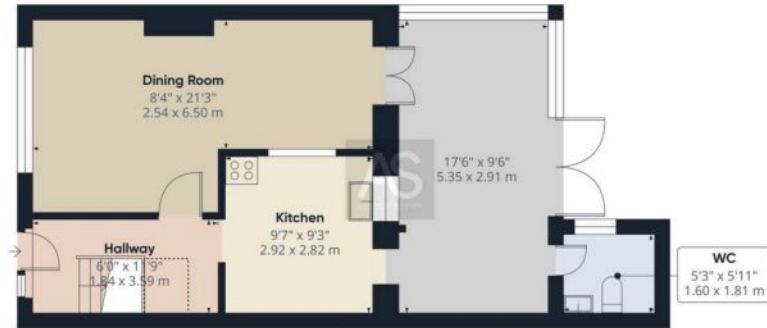
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Calculations are based on BCS IPMS 3C standard.

GRAFFI 360



Floor 0 Building 1

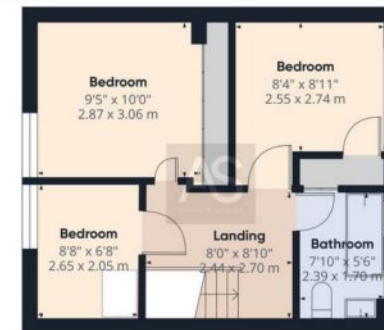


Floor 0 Building 1



Approximate total area[®]
933 ft²
86.6 m²

Reduced headroom
8 ft²
0.8 m²



Floor 1 Building 1