



AS

ASHTON STRIPP

AS

21 Nightingale Place, Battle

In Excess of £640,000



AS
ASHTON STRIPP



21 Nightingale Place

Battle, Battle

Council Tax band: F

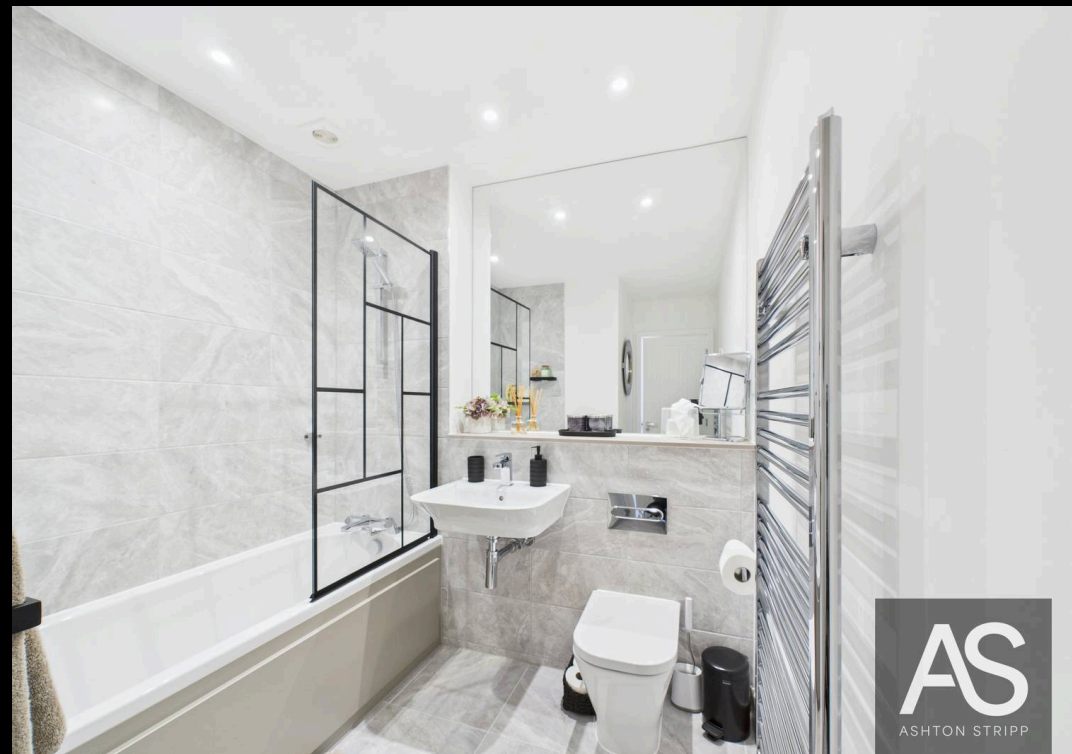
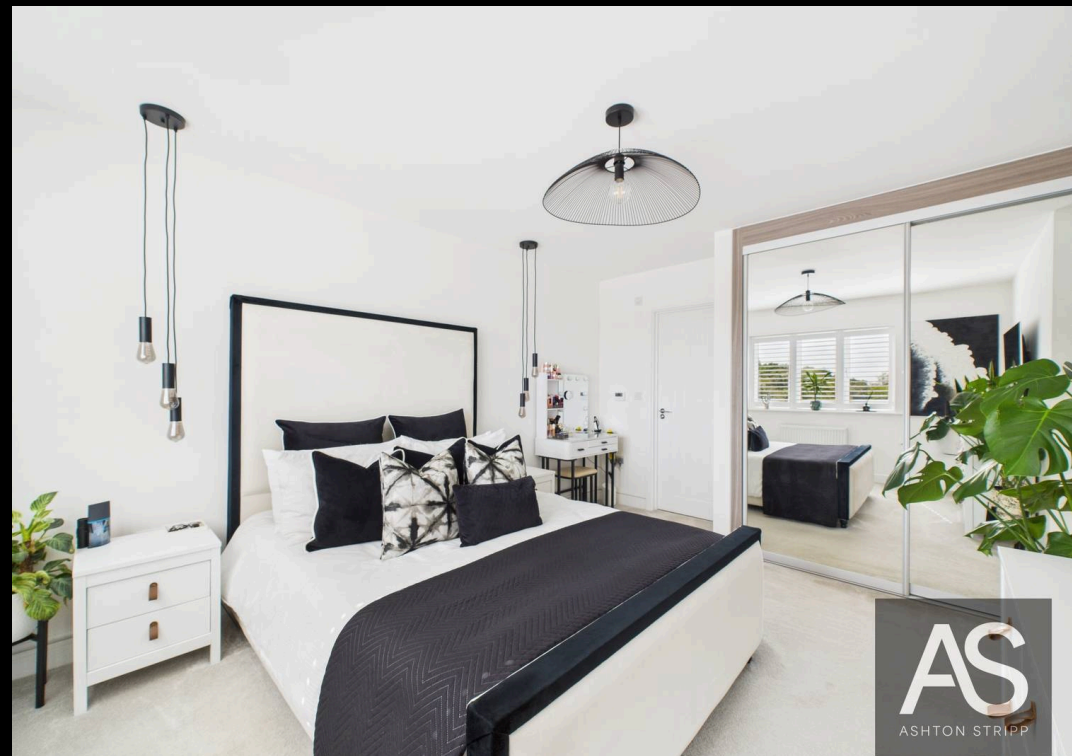
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Four-bedroom family home in a peaceful Battle setting with countryside views
- Karndean herringbone flooring throughout the ground floor for a stylish, cohesive finish
- Bright triple-aspect living room with bespoke media wall and shuttered windows
- Open-plan kitchen and dining area with bi-fold doors opening to the garden
- Sleek kitchen with quartz worktops, breakfast bar, and stylish lighting
- Spacious utility room with outdoor access and practical storage
- Elegant main bedroom with en-suite and views over the garden and fields
- Contemporary family bathroom with chrome fittings and large wall mirror
- Landscaped garden with porcelain patio, powered shed, and gated side access to driveway
- Excellent location near Battle High Street, schools, and mainline station — ideal for families and commuters, with the well-regarded Claverham Community College just a short walk away.







A beautifully finished family home in a quiet spot on the edge of Battle, with countryside views, a sleek open-plan kitchen, and bi-fold doors leading to a porcelain patio and landscaped garden. Close to schools, the High Street and mainline station.

Tucked away in a peaceful corner of Battle, this beautifully finished four-bedroom home blends considered design with countryside outlooks and practical family living. With interiors that feel both polished and welcoming, and a layout made for easy flow between inside and out, this is a home where you can settle in from day one — whether you're entertaining friends on the patio or watching sunsets over the fields with a glass in hand.

Inside, the ground floor is unified by **Karndean herringbone flooring**, giving a warm, contemporary feel that's both elegant and easy to live with. The hallway sets the tone with its soft colour palette and thoughtful layout — there's a **cloak cupboard by the front door**, a **second cupboard tucked beneath the stairs**, and a well-appointed **WC** with black heated towel rail, frosted glass and stylish black-framed door.

Black and glass internal doors lead through to the main living space: a bright, **triple-aspect sitting room** with shuttered windows, bespoke **media wall**, and a statement pendant at its heart. The space flows into the **dining area**, with matching lighting and **bi-fold doors** that open directly to the garden — perfect for summer gatherings or relaxed family dinners.

The kitchen continues the open-plan feel with navy cabinetry, **white sparkle quartz worktops**, and **Bosch integrated appliances** including an induction hob, oven, fridge-freezer and dishwasher. The **breakfast bar** makes a natural spot for morning coffee, with **pendant lights** overhead and **spotlights** throughout the kitchen area. Off the kitchen, a dedicated **utility room** offers additional workspace and storage, plus a stainless-steel sink and space for a washing machine, all with access to the driveway.



Upstairs, the **main bedroom** is positioned at the rear with calming views across the garden and fields. It includes fitted shutters, built-in wardrobes, feature lighting, and a **contemporary en-suite** with walk-in tiled shower and a white and grey colour scheme. Two further **double bedrooms** — one rear-facing, one to the front — also include fitted shutters and neutral décor, while the **fourth bedroom** sits above the stairs and works well as a single, guest room, or home office, complete with a deep storage cupboard. The **family bathroom** features grey floor and wall tiles, a bath with overhead shower and screen, chrome fittings, a large wall mirror and towel rail. An **airing cupboard** is also located on the landing.

Outside, the garden is designed for both relaxation and entertaining, with a generous **porcelain-tiled patio** providing plenty of space for outdoor dining and lounge seating. A level lawn and established planting frame the space, while a large **shed with power and light** adds storage and functionality. There's also **gated side access** leading to the **block-paved driveway**.

Set in the historic market town of Battle, East Sussex, this home enjoys a peaceful residential position with countryside views yet remains just over a mile from the vibrant High Street. Here you'll find independent cafés, bakeries, boutiques and everyday essentials, all framed by the town's rich heritage and welcoming community feel. Battle station offers direct rail services to London Charing Cross in around 75 minutes, while highly regarded local schools — including Battle & Langton CE Primary and Claverham Community College — are within easy reach. For weekend escapes, there are woodland walks at Battle Great Wood and plenty of nearby country pubs and farm shops to explore.



Floor 0



Floor 1

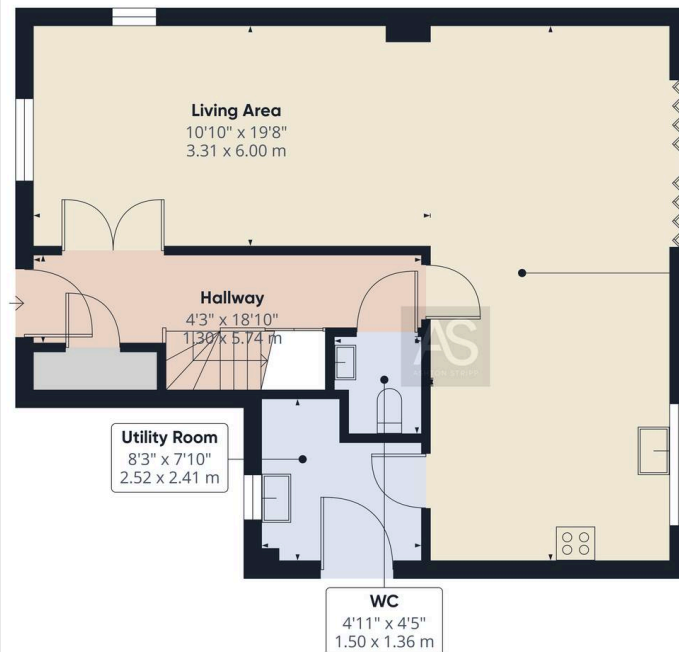


Approximate total area⁽¹⁾
1373 ft²
127.7 m²

(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.

GIRAFFE 360



Floor 0

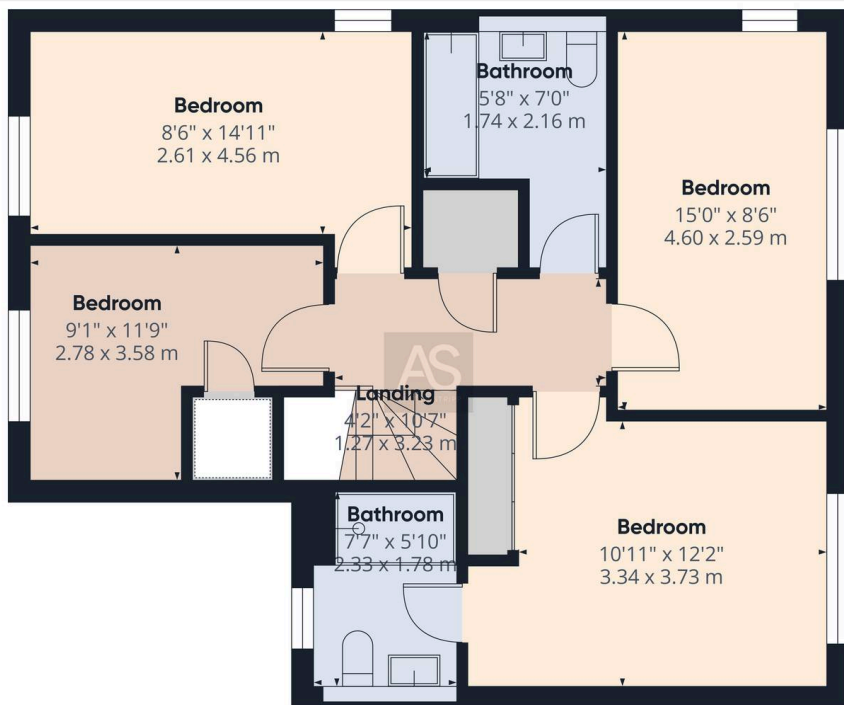


Approximate total area⁽¹⁾
713 ft²
66.3 m²

(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.

GIRAFFE 360



Floor 1



Approximate total area⁽¹⁾
660 ft²
61.4 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.

GIRAFFE 360