

21 Nightingale Place, Battle

£640,000 Freehold

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.



01424 772954
info@ashtonstripp.co.uk
 33 High Street,
 Battle,
 TN33 0EH

Tucked away in a peaceful residential position with open countryside views, this beautifully finished four-bedroom home offers thoughtfully designed accommodation, high-quality finishes and a layout perfectly suited to modern family life on the edge of Battle.

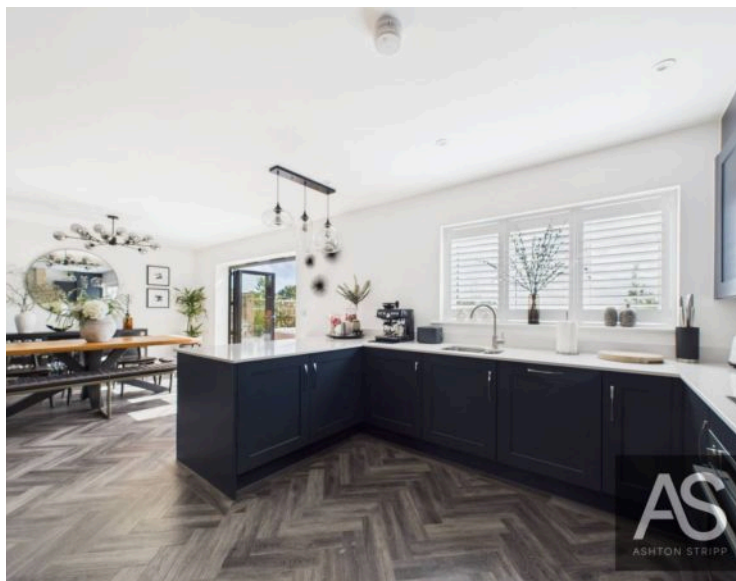
The ground floor is unified by Karndean herringbone flooring, creating a warm and contemporary flow throughout. The welcoming entrance hall sets the tone, offering a cloak cupboard, under-stairs storage and a stylish WC fitted with black-framed door, frosted glazing and a heated towel rail. Black and glass internal doors lead into the main living space, where a bright triple-aspect sitting room features shuttered windows, a bespoke media wall and statement lighting. This opens naturally into the dining area, ideal for both everyday family use and entertaining, with bi-fold doors spanning the rear and opening directly onto the garden.

The kitchen is sleek yet practical, finished with navy cabinetry and white sparkle quartz worktops. Bosch integrated appliances include an induction hob, oven, fridge-freezer and dishwasher, while a breakfast bar provides an informal seating area beneath pendant lighting. A separate utility room adds further storage and workspace, with a stainless-steel sink, plumbing for appliances and direct access to the driveway – perfect for busy households.

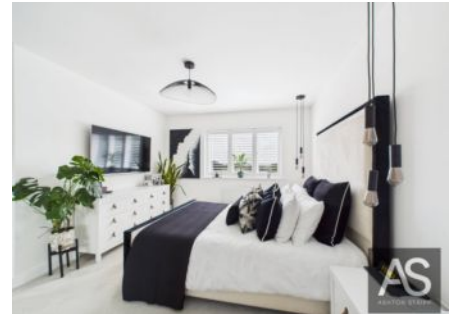
Upstairs, the principal bedroom is positioned to the rear of the house to take full advantage of the garden and countryside views. It includes fitted shutters, built-in wardrobes, feature lighting and a contemporary en-suite shower room with a tiled walk-in shower and modern finishes. Two further double bedrooms, one overlooking the garden and one to the front, also benefit from fitted shutters and neutral décor. The fourth bedroom, positioned above the stairs, makes an ideal child's room, guest bedroom or home office and includes a deep storage cupboard. The family bathroom is well appointed with grey wall and floor tiling, a bath with overhead shower and glass screen, chrome fittings, a large wall mirror and heated towel rail, while an airing cupboard is located on the landing.

Outside, the rear garden has been carefully landscaped to complement the interior living space. A generous porcelain-tiled patio provides ample room for outdoor dining and seating, leading onto a level lawn bordered by established planting for privacy and structure. A large shed with power and lighting offers valuable storage or workshop potential, while gated side access connects to the block-paved driveway.

Set just over a mile from Battle's historic High Street, the property enjoys easy access to independent shops, cafés, bakeries and everyday amenities, along with the mainline station offering direct services to London Charing Cross. Highly regarded local schools, nearby woodland walks and countryside pubs complete the appeal of this well-located and immaculately presented family home.



- Four-bedroom family home in a peaceful Battle setting with countryside views.
- Karndean herringbone flooring throughout the ground floor.
- Bright triple-aspect living room with bespoke media wall and shuttered windows.
- Open-plan kitchen/dining space with bi-fold doors to the garden.
- Sleek kitchen with quartz worktops, breakfast bar and feature lighting, plus a spacious utility room with outdoor access
- Principal bedroom with en-suite and views over the garden and fields.
- Modern family bathroom with chrome fittings and large wall mirror.
- Landscaped garden with porcelain patio, powered shed and gated access, close to Battle High Street, schools and the mainline station.



Nightingale Place is a quiet residential setting on the edge of the historic market town of Battle, offering a peaceful environment with easy access to local amenities. Battle High Street, well-regarded schools and the mainline station with direct services to London Charing Cross are all close by, while surrounding countryside and woodland walks provide an attractive balance of town convenience and rural lifestyle.





Floor 0

Approximate total area⁽¹⁾
1373 ft²
127.7 m²



Floor 1

(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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