



AS

ASHTON STRIPP

6a Swallow Drive, Battle

In Excess of £350,000



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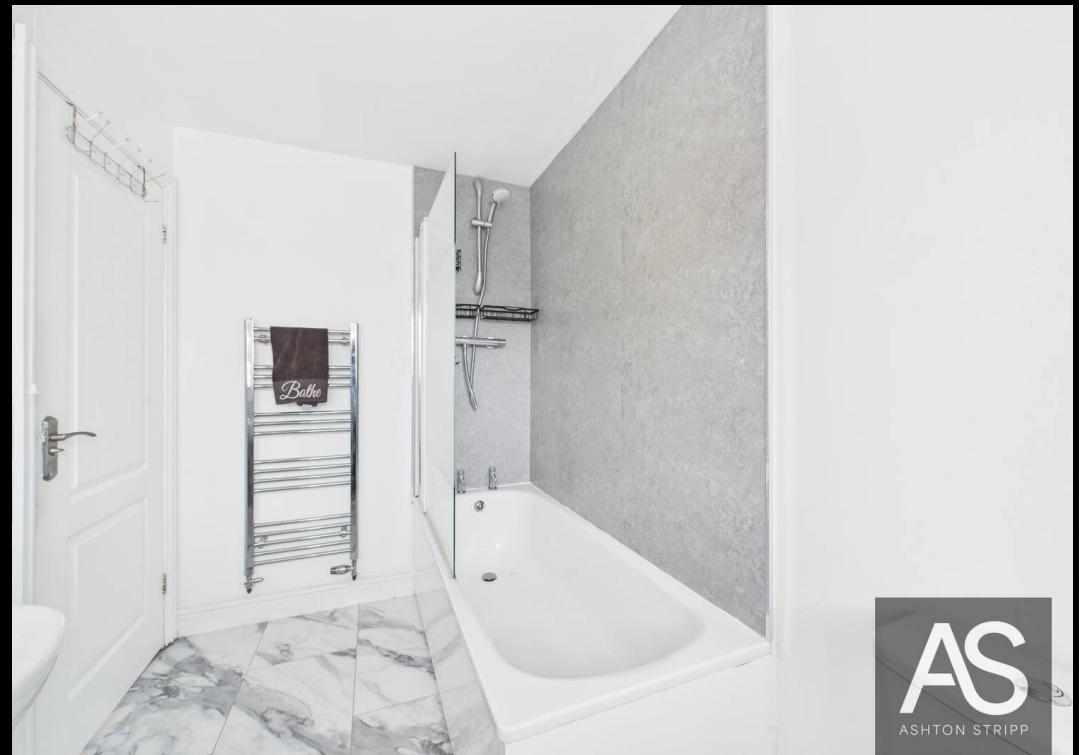
Battle, Battle

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Chain-free sale – available with no onward chain
- Three well-presented bedrooms, including rear-facing main double
- Garage with internal access, currently fitted as a utility
- Excellent local schools and direct train links to London from Battle
- Full-width living/dining room with doors opening to the garden
- Modern kitchen with fitted units and integrated oven and hob
- Ground floor WC and family bathroom with shower over bath
- Private rear garden with large decked area, lawn, and side access
- Convenient town setting close to shops, cafés, and everyday amenities







Chain-free three-bedroom home with garden and driveway, set in a convenient location close to good schools and local amenities. A great opportunity for first-time buyers or investors seeking a well-placed property with excellent potential.

Set behind a double-width block-paved driveway with space to park two cars side by side, this chain-free home offers a practical layout, a private garden, and the flexibility of a garage with internal access — ideal for first-time buyers or those looking for a reliable investment.

Step inside to a hallway laid with grey wood-effect laminate, leading through to a well-planned kitchen at the front of the property. Fitted with white wall and base units, grey laminate worktops, and a stainless steel sink beneath the front-facing window, the kitchen includes an integrated electric oven and hob, with space for an undercounter fridge and slimline dishwasher. The boiler is housed neatly in a corner cupboard.

A door from the hallway opens into the garage, currently set up as a utility room with fitted worktops, cupboards, and undercounter space for a washing machine and tumble dryer — a useful bonus space that could be adapted to suit changing needs.

Also on the ground floor is a WC with white suite and tiled floor, and a full-width living/dining room to the rear, where the laminate flooring continues for a seamless finish. Double doors open directly onto the garden, making this a bright, usable room for day-to-day living and entertaining.

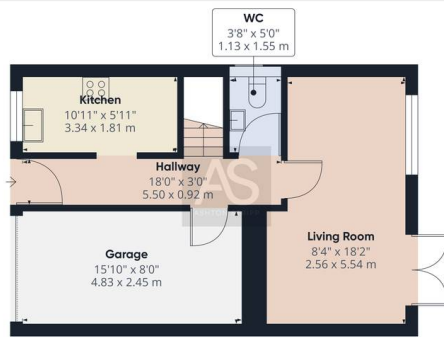
Upstairs, the landing is light and open with white-painted balustrades and soft grey carpet, which continues through all three bedrooms. At the rear, the main bedroom is a generous double overlooking the garden. To the front are two further bedrooms — one a well-proportioned double, the other a good-sized single or compact double.

The bathroom is finished in neutral tones with a white suite, shower over the bath, grey aqua panelling, and a hardwearing tile-effect floor.

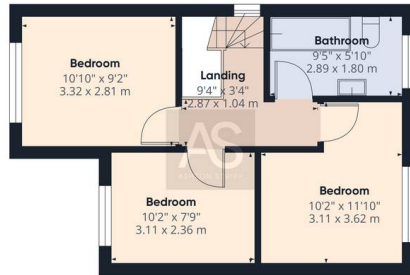


Outside, the back garden features a generous decked seating area, a side lawn, and gated access — low-maintenance and practical. At the front, the double-width driveway provides off-street parking for two vehicles and leads to the garage.

The property is set in Battle, a historic market town best known for its abbey and welcoming high street lined with independent shops, cafés, and everyday services. Families are well served by a choice of highly regarded primary and secondary schools, while commuters benefit from Battle station offering direct rail links into London Charing Cross and Cannon Street in just over an hour. The surrounding countryside provides beautiful walking routes and a strong sense of community living.



Floor 0



Floor 1

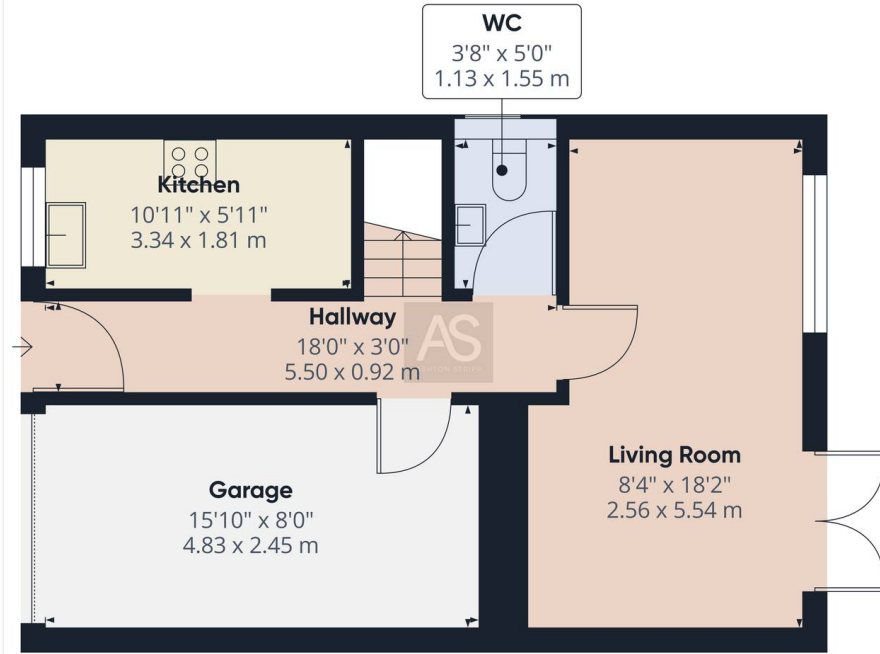


Approximate total area⁽¹⁾
837 ft²
77.8 m²

(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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Floor 0

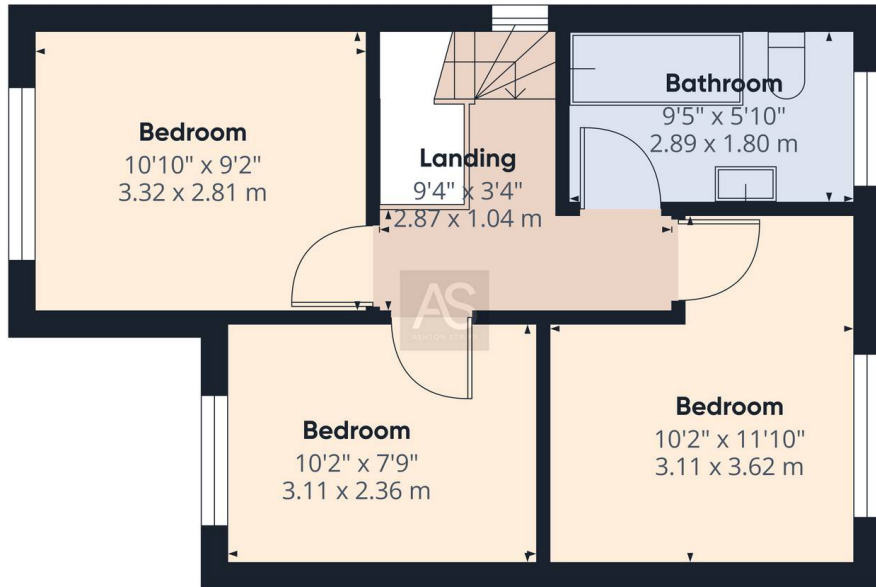


Approximate total area⁽¹⁾
457 ft²
42.5 m²

(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 1



Approximate total area⁽¹⁾
380 ft²
35.3 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.

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