



AS

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23 Tollgates, Battle

In Excess of £500,000



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Battle, Battle

Set on a quiet cul-de-sac in sought-after Tollgates, this spacious 2/3-bed detached bungalow offers bright, flexible living, a sunny south-facing garden, and easy access to Battle town centre, schools, and countryside walks.

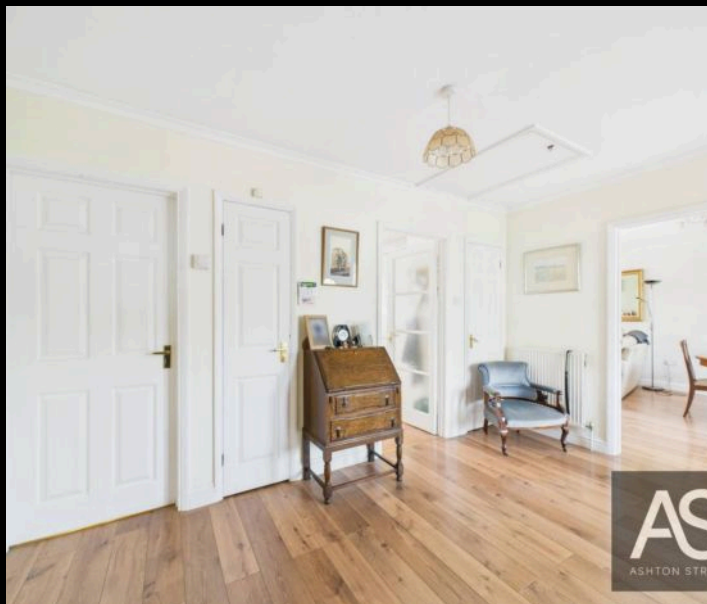
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Prime Tollgates location, moments from Battle High Street
- Detached bungalow with flexible 2/3 bedroom layout
- Dual-aspect sitting/dining room with garden views
- South-facing rear garden with terrace and mature borders
- Spacious entrance hall and porch with excellent storage
- Main bedroom with en-suite shower room
- Modern fitted kitchen with breakfast space
- Useful rear lobby/utility area with garden access
- Driveway parking for multiple vehicles and single garage
- Short distance to schools, shops and train station







To the right, the living and dining room spans the depth of the home — a bright, dual-aspect space with plenty of natural light. A gas log burner, installed two years ago, adds a comfortable focal point, and sliding doors open out to the rear garden, making the most of the outdoor space in warmer months.

Just beyond, the third bedroom also enjoys a dual-aspect outlook and direct access to the garden. It's a versatile room that could work well as a guest bedroom, study, or workspace, depending on your needs.

Straight ahead from the hall, the kitchen combines function with good storage. Cream wall and base units are paired with a laminate worktop and stainless steel sink, positioned to look out over the rear garden. A Hotpoint four-ring gas hob sits beside a built-in Indesit oven, and there's an integrated fridge/freezer and dishwasher. The room has space for a dining table and leads directly into the conservatory.

With a tiled floor and windows on two sides, the conservatory provides a useful additional space — ideal for laundry (washer dryer can be left as well as free standing fridge freezer), hobbies or simply a quiet spot overlooking the garden.

Towards the back of the bungalow, a second double bedroom features windows to the side and rear, built-in wardrobes, and a neutral cream carpet. The family bathroom is nearby and finished in natural tones, with a walk-in shower, marble-topped basin unit, w/c and chrome towel rail.

At the front, the main bedroom is a generous double with built-in storage and windows to the front and side. It also benefits from an en-suite shower room, w/c, with clean white marble-effect tiling, a fitted vanity unit, and practical flooring.

There are two useful cupboards in the hallway — including an airing cupboard — adding to the home's storage options.



Outside, the property is set back behind a block-paved driveway and lawned front garden with mature planting. A gate leads around to the side and rear, where a sandstone path wraps around the house, opening onto a lawned garden with established borders, a shed, and a pond. Raised beds to the side offer the opportunity for growing or further planting. There's direct access to the garden from both the living room and third bedroom, and a side door leads into the garage, which has power and an electric up-and-over door.



Approximate total area¹⁾
1331 ft²
123.5 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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