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26 Battle Gates, Battle

Guide Price £450,000



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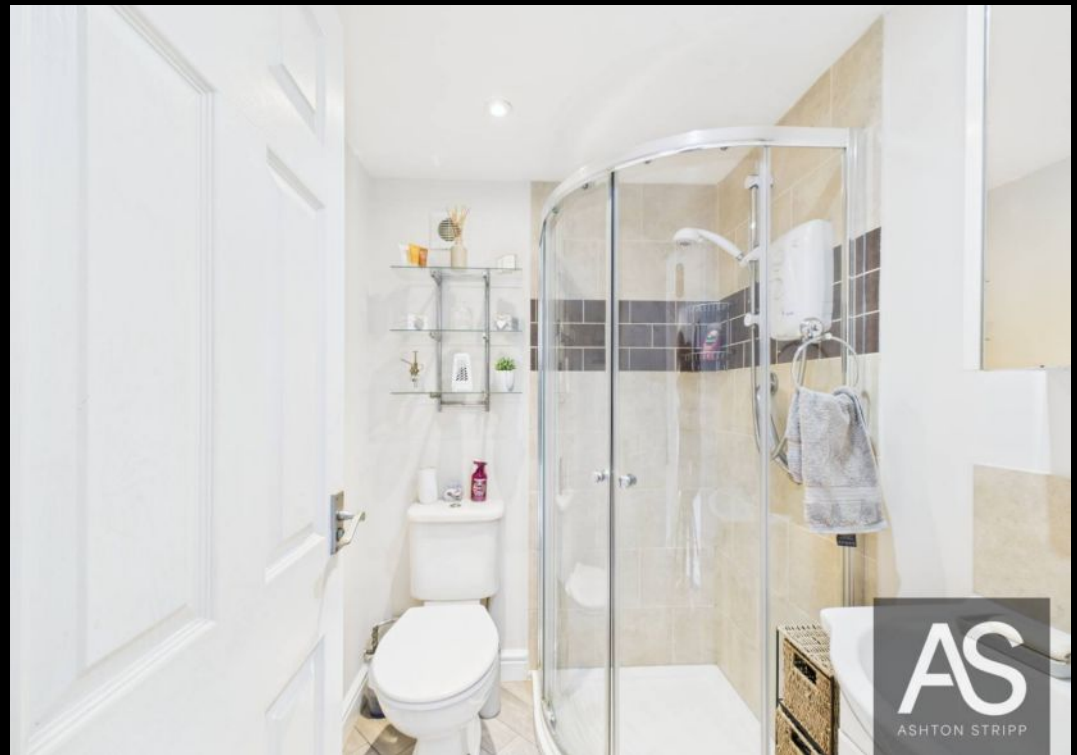
26 Battle Gates

Battle, Battle

Guide Price £450,000- £475,000- Spacious, light-filled home close to local schools and the high street. Four bedrooms including a ground-floor double with shower and utility—ideal for dual living, teens or guests. Bay-fronted lounge, open-plan kitchen/diner, en-suite master, and garden with parking. Enclosed garden with sandstone patio and shed space. Council Tax band: D

- Entrance porch with storage and under-stairs cupboard
- Bright bay-fronted living room with glazed doors to dining room
- Dining room with garden access and tile-effect laminate flooring
- Modern kitchen with wood-effect units, black worktops, and integrated appliances
- Ground-floor double bedroom with built-in storage
- Master bedroom with fitted wardrobes and en-suite shower room
- Two additional bedrooms plus family bathroom with walk-in shower
- Separate utility room with sink and appliance space
- Enclosed rear garden with sandstone patio, shed space, and open outlook
- Front driveway providing off-road parking for two cars







Entering through the **porch**, there's a convenient area for coats and shoes, leading into the **hallway** with a handy **cupboard under the stairs** for additional storage.

Off to the right, the **living room** features a charming **bay window** to the front, filling the space with natural light. It's a generous and welcoming room, with **wood and glazed double doors** opening through to the **dining room**, creating a seamless flow for family life or entertaining.

The **dining room** enjoys a **double aspect**, with a **door leading out to the rear garden**. It's finished with a **tile-effect laminate floor** and connects through an **archway** to the **kitchen**.

The **kitchen** offers a modern look with **black laminate worktops** and **solid wood wall and base units** complemented by **black handles**. There's a **stainless-steel sink and a half** with a **detachable tap**, space for a **microwave**, a **Logik induction hob**, and an **eye-level double oven**.

From the hallway, a door leads to a **double bedroom at the front**, complete with **built-in storage**.

The **shower room** nearby features a **grey wood-effect laminate floor**, **cream and brown part tiled walls**, a **white vanity unit** beneath the basin, **chrome fittings**, and a **heated towel rail**.

To the rear of the house, the **utility room** houses the **boiler** and provides space for a **washing machine and tumble dryer**. It includes a **stainless-steel sink**, **black laminate worktops**, **white wall and base units**, and space for an **additional fridge**.

The **master bedroom** is a **spacious double**, running the **depth of the house** and offering **two sets of built-in wardrobes**. Its en-suite features **brown tiled flooring**, **cream fully tiled walls**, a **white basin on a vanity unit**, and a **walk-in shower**. There's also another **large storage cupboard** within the en-suite.



From the hallway, a door leads to a **double bedroom at the front**, complete with **built-in storage**.

The **shower room** nearby features a **grey wood-effect laminate floor**, **cream and brown part tiled walls**, a **white vanity unit** beneath the basin, **chrome fittings**, and a **heated towel rail**.

To the rear of the house, the **utility room** houses the **boiler** and provides **space for a washing machine and tumble dryer**. It includes a **stainless-steel sink**, **black laminate worktops**, **white wall and base units**, and **space for an additional fridge**.

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The **hallway** is carpeted in **neutral beige**, leading to the remaining bedrooms.

Bedroom Two is a **good-sized double** with **built-in storage** and **grey carpet**, while **Bedroom Three** is a **single room** facing the front, finished with **wood-effect laminate flooring**.

The **family bathroom** includes a **black tiled floor**, a **wood-effect vanity unit** with a **white basin and chrome fittings**, a **walk-in shower with detachable head**, **white toilet**, and an **airing cupboard**. A **chrome towel rail** and **black laminate surround** complete the smart, modern look, with **cream wall tiles throughout**.

Outside, the property enjoys **views over the beach estate**. The **sandstone patio** wraps around the **rear garden**, providing plenty of space for outdoor dining and a **large shed**.

At the front, there's a **tarmac driveway** with **parking for three cars**, flanked by **lawns on either side**, and **gated access to the rear garden**.



Floor 0



Floor 1

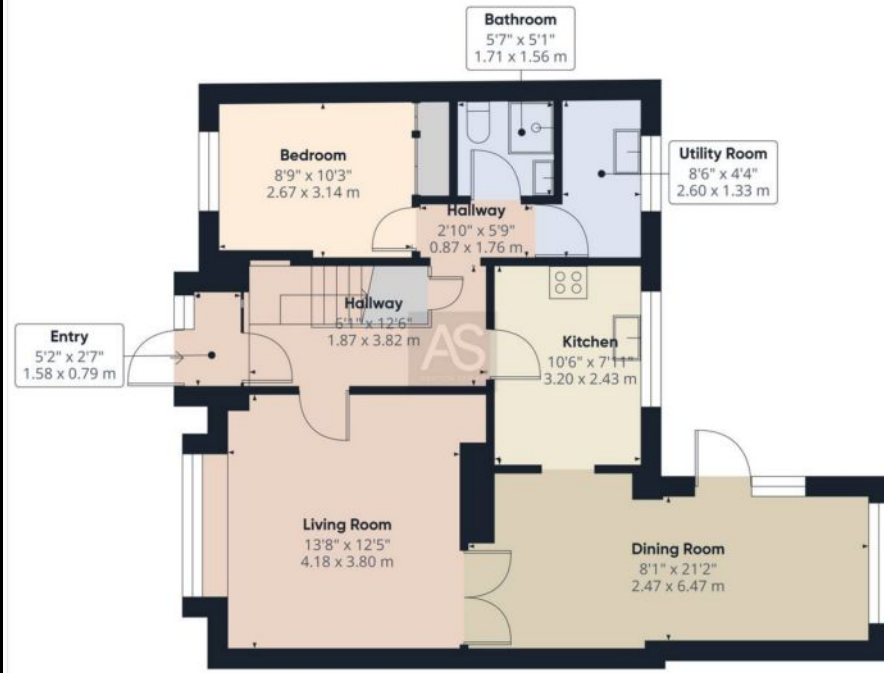


Approximate total area[®]
1184 ft²
109.8 m²

(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

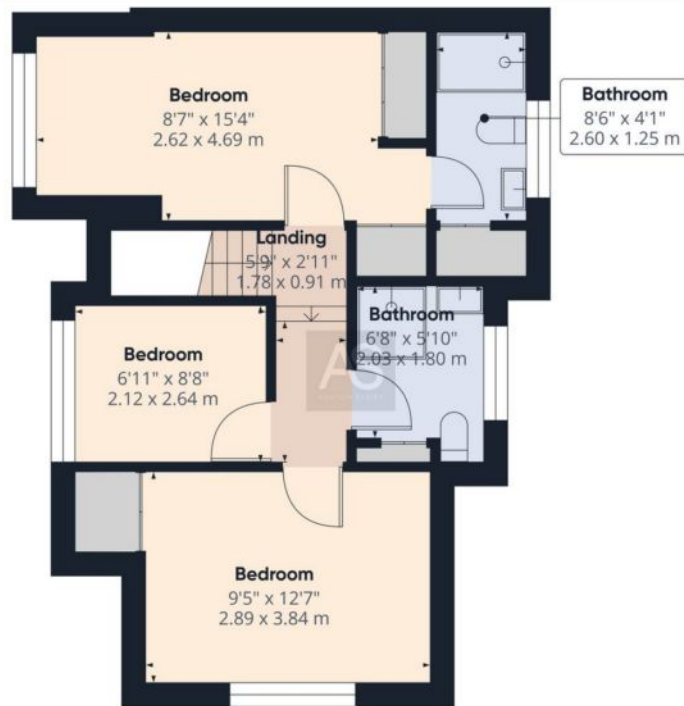


Approximate total area[®]
724 ft²
67.2 m²

(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[®]
460 ft²
42.6 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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