



3 Nightingale Place, Battle

£350,000 Freehold

Immaculately presented two-bedroom home in a popular Battle location, featuring an open-plan kitchen, dining and living space opening onto a landscaped garden. With allocated parking, EV charging point and modern finishes throughout, this home is ready to enjoy.



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



Tucked away in a popular Battle location, this beautifully presented two-bedroom home offers stylish, low-maintenance living with thoughtfully finished interiors and a garden designed for both relaxing and entertaining. From the moment you step inside, the consistent design palette and attention to detail create a welcoming feel, while the open-plan living space naturally connects the home to the garden beyond.

The entrance hall leads to a cloakroom with part-panelled walls, a wash basin and WC. Porcelain marble-effect flooring flows throughout the ground floor, creating a seamless finish that continues into the kitchen and living space. The kitchen is fitted with grey shaker-style wall and base units, complemented by grey wood-effect worktops, an induction hob, electric oven, integrated dishwasher, stainless steel sink and space for a washing machine.

Open to the rear, the living and dining area provides plenty of space for both everyday life and entertaining. A feature panelled wall adds character, while doors open directly onto the garden, allowing indoor and outdoor living to blend effortlessly during the warmer months.

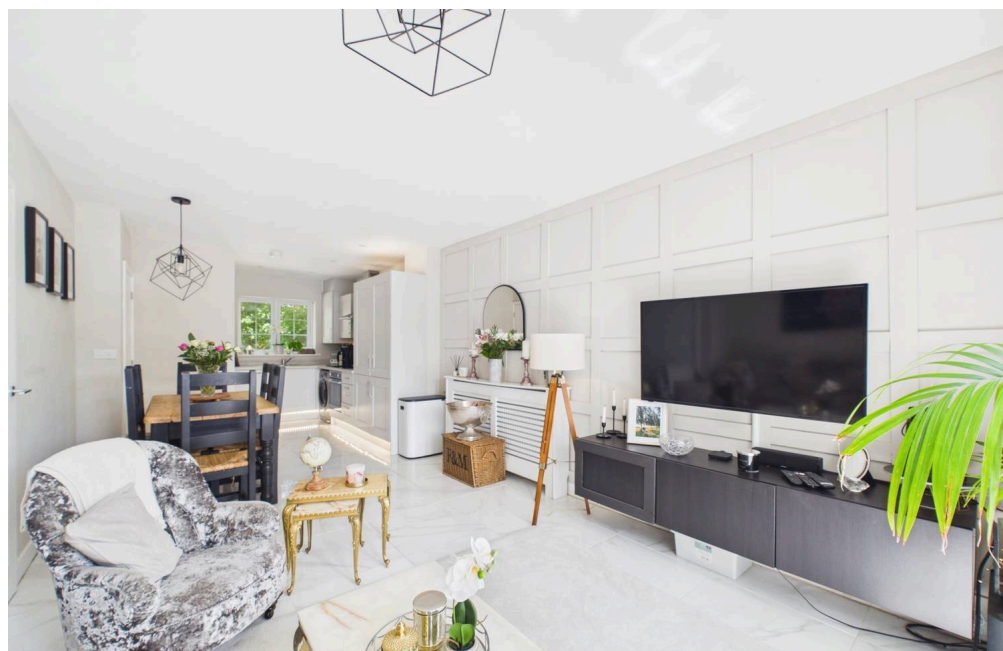
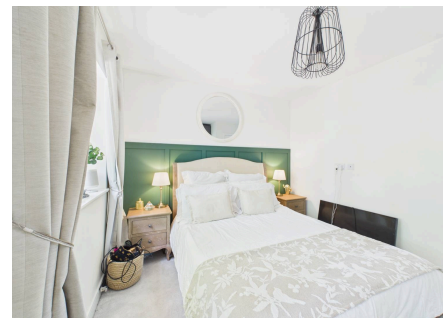
Upstairs, there are two generous double bedrooms. The principal bedroom sits at the front of the property and benefits from a large built-in storage cupboard over the stairs. A second double bedroom overlooks the rear garden. The family bathroom is positioned between the two rooms and is finished with matching grey wall and floor tiles, a bath with shower over, wash basin, WC, chrome heated towel rail and a full-width mirror creating a bright and contemporary space.

Outside, the garden has been arranged across several levels to make the most of the space. Step out onto a patio terrace, ideal for outdoor dining, with steps leading down to a decked seating area and lawn. Side access connects the front and rear gardens, while a gate at the rear leads directly to the allocated parking space.

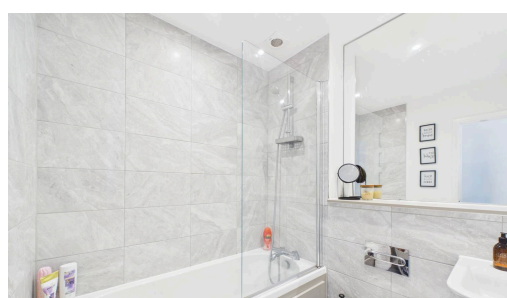
Further benefits include allocated parking with an electric vehicle charging point, modern finishes throughout and a highly convenient position within easy reach of Battle's historic High Street, mainline station, independent shops, cafés and local amenities.



- Immaculately presented throughout
- Open-plan living and dining space
- Contemporary shaker-style kitchen
- Porcelain marble-effect flooring to the ground floor
- Two generous double bedrooms
- Modern family bathroom with stylish grey tiling
- Landscaped rear garden with patio, decking and lawn
- Allocated parking space with EV charging point
- Convenient access to Battle High Street and mainline station
- Popular Nightingale Place development



Located within the popular Nightingale Place development, this immaculately presented two-bedroom home offers open-plan living, a contemporary kitchen, landscaped garden, allocated parking with EV charging point and easy access to Battle's amenities and station.





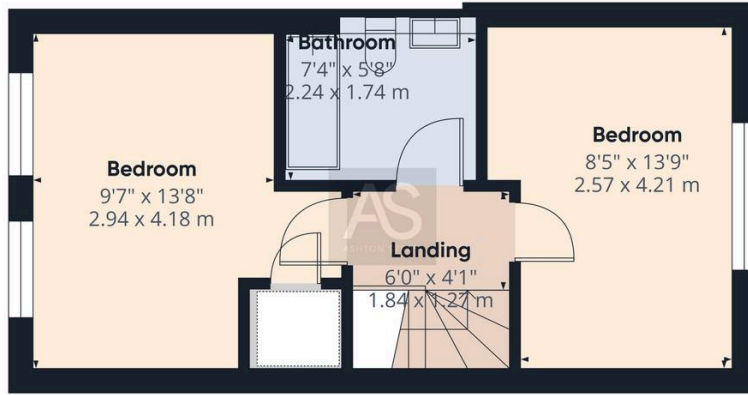
Floor 0

Approximate total area⁽¹⁾
709 ft²
65.8 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.

GIRAFFE 360



Floor 1



Floor 0

Approximate total area⁽¹⁾
379 ft²
35.2 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.

GIRAFFE 360

