



## 25 Field Way, Battle

£415,000

This modern three-bedroom home in historic Battle offers bright, spacious living with a welcoming open hallway, a triple-aspect lounge, and a full-depth kitchen-diner with doors to the rear garden. Upstairs are three well-sized bedrooms, including a main bedroom with en-suite, plus a stylish family bathroom. With a landscaped garden, driveway parking for two, and easy access to Battle's schools, shops, station, and countryside, it's an ideal home for families seeking comfort, convenience, and a relaxed lifestyle.



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Step through the front door into a wide, open hallway where warm wood-effect flooring flows throughout the ground floor, setting a practical and cohesive tone. Directly ahead of you is a full-height under-stairs cupboard — ideal for coats, shoes, or everyday storage.

To your right, there's a downstairs WC with a white suite and the same flooring continuing inside. Just beyond, you enter the living room — a bright, triple-aspect space with natural light pouring in from all sides. Double doors open directly onto the rear garden, making it easy to extend your living space outdoors in warmer months.

Opposite, the kitchen-diner runs the full depth of the house, stretching from the rear garden to the front. There's plenty of space for a family dining table at one end, while the kitchen area is fitted with grey wall and base units, grey laminate worktops, and a stainless-steel sink overlooking the front garden. Integrated appliances include a fridge-freezer, dishwasher, and washing machine. A second set of doors opens onto the rear patio, creating a fluid link between indoors and out, ideal for family meals or relaxed weekend cooking.

Head upstairs, where a soft grey carpet runs throughout the landing and into all three bedrooms. The white-painted banister is topped with a natural wood handrail — a clean, traditional finish.

At the back of the house is the third bedroom — a large single or small double — followed by a generous second double bedroom at the front. The family bathroom sits nearby, with a white suite, shower-over-bath, chrome towel rail, grey tile-effect flooring, and spotlights overhead.

At the far end is the main bedroom — a good-sized double overlooking the front, with space for wardrobes and its own en-suite shower room. Like the family bathroom, it features white sanitary ware, chrome fittings, and grey tile-effect flooring. Opposite is a useful built-in storage cupboard.

Back downstairs, the rear garden includes a lawn and a paved patio that runs the width of the house — ideal for outdoor dining or a play area. A side gate provides convenient external access.

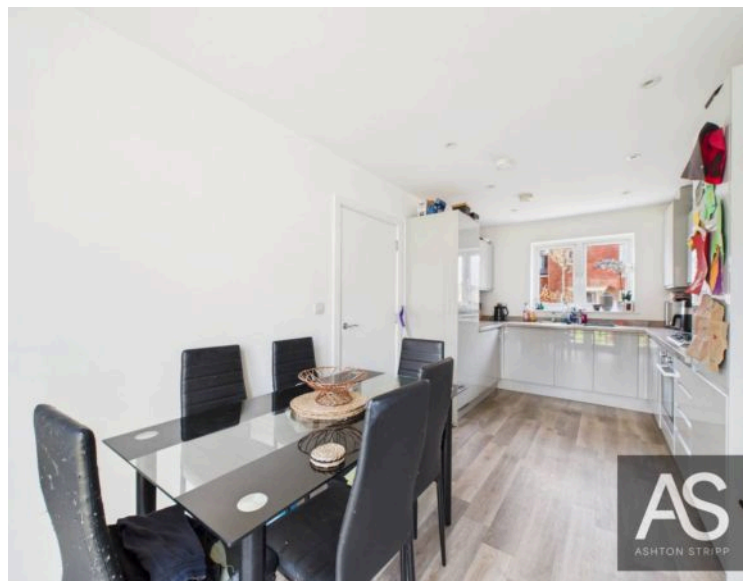
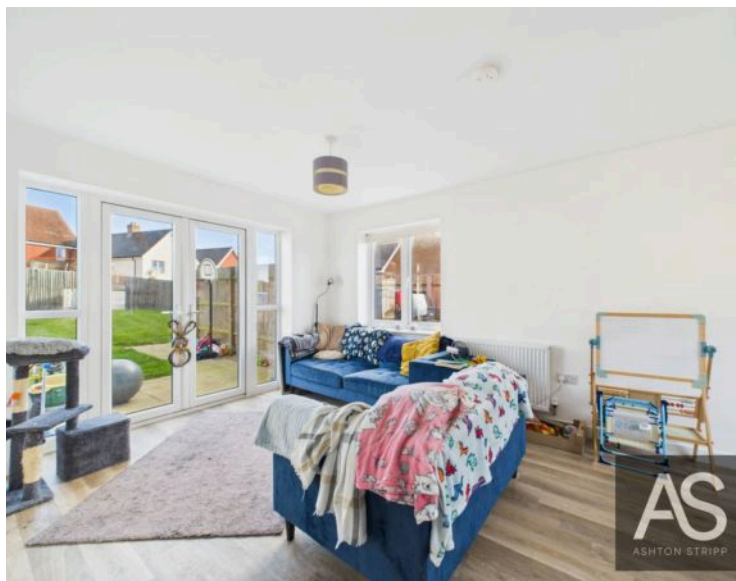
To the front, a block-paved driveway offers parking for two vehicles, with additional visitor spaces nearby. A lawn and planted bed give a welcoming first impression.

Located in the historic town of Battle, the home is well placed for both everyday convenience and weekend enjoyment. You're within easy reach of local schools, supermarkets, cafés, and independent shops along the charming high street. Battle station offers regular rail connections to London and the coast, while nearby open countryside and local parks provide plenty of space to explore. It's a well-connected, community-focused town that's ideal for growing families and those seeking a more relaxed pace of life.

Shared ownership option available

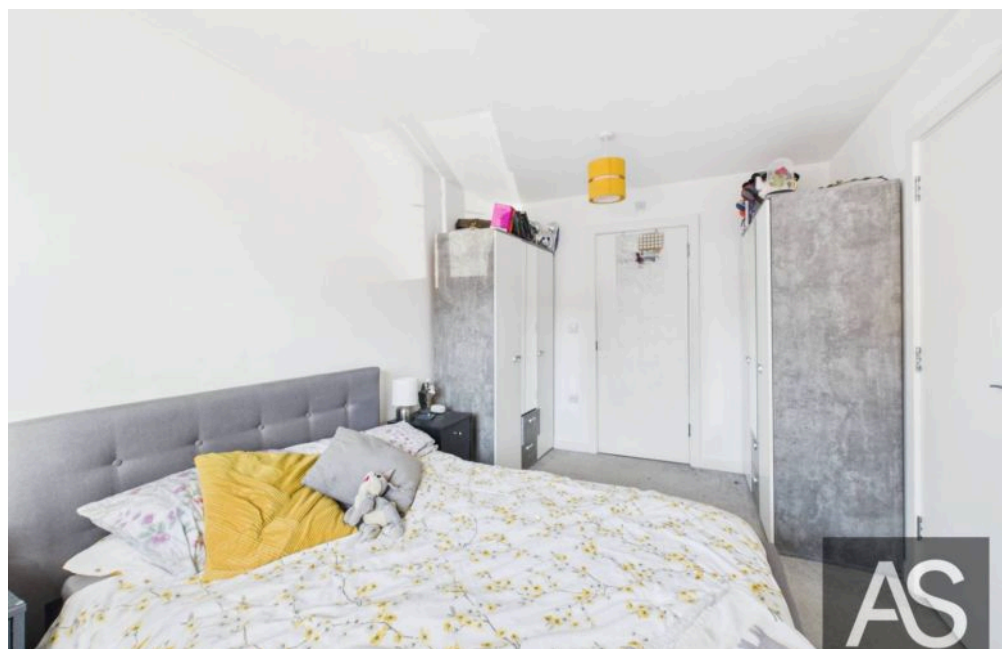
Service charge to be confirmed

Council tax band E

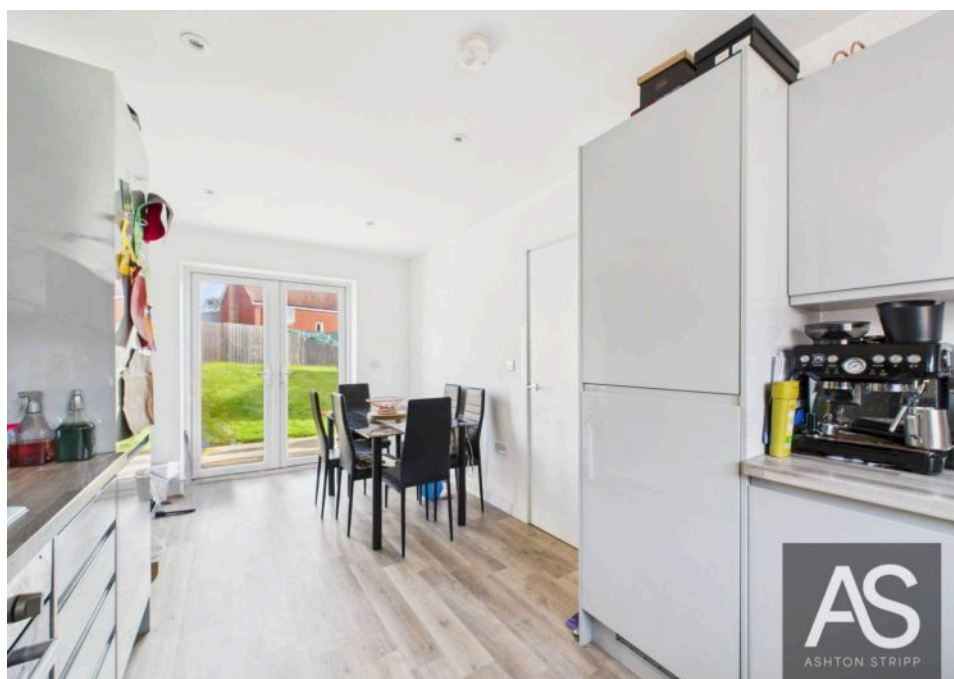




- Spacious open hallway with wood-effect flooring flowing throughout the ground floor.
- Bright triple-aspect living room with double doors opening directly onto the rear garden.
- Full-depth kitchen-diner with grey units, integrated appliances, and doors to the rear patio.
- Convenient downstairs WC with matching flooring.
- Three well-proportioned bedrooms, including two doubles and a versatile third bedroom.
- Main bedroom with en-suite featuring modern white sanitaryware and chrome fittings.
- Contemporary family bathroom with shower-over-bath, spotlights, and tile-effect flooring.
- Private rear garden with lawn, full-width patio, and side access.
- Block-paved driveway providing parking for two vehicles plus visitor spaces.
- Great location in historic Battle, close to schools, shops, station, parks, and countryside.



25 Field Way sits in a peaceful residential area close to Battle's high street, shops, cafés, and well-regarded schools. Battle station is nearby for easy travel to London and the coast, while surrounding countryside and local parks offer plenty of outdoor space. It's a well-connected, family-friendly location with a relaxed, community feel.





Floor 0



Floor 1

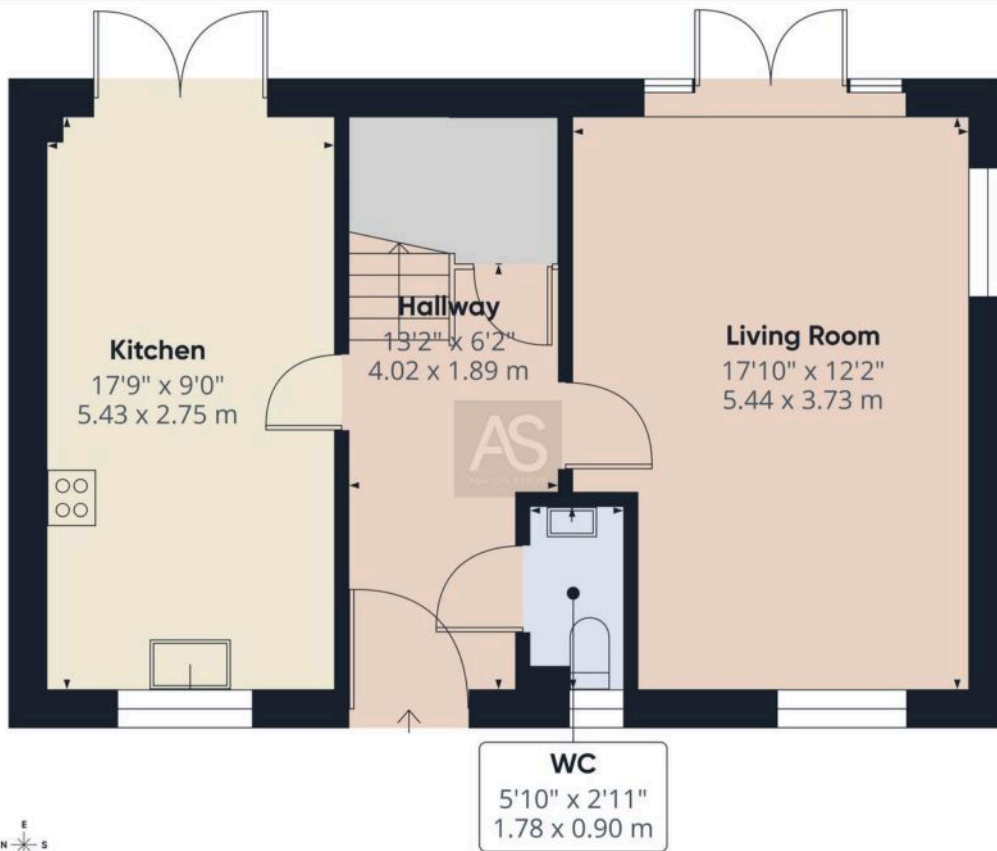


**Approximate total area<sup>(1)</sup>**  
967 ft<sup>2</sup>  
89.6 m<sup>2</sup>

(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<sup>(1)</sup>**  
506 ft<sup>2</sup>  
46.9 m<sup>2</sup>

(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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