23 Asten Fields, Battle, East Sussex TN33 0HP
£280,000 Freehold

Perfectly positioned within the heart of the historic town of Battle, this spacious two bedroom end-of-terrace home is offered chain free and enjoys an enviable setting just a short walk from the highly regarded Claverham Community College, the famous Battle Abbey, the bustling High Street, mainline station and an abundance of picturesque countryside walks. Bright, airy and well-proportioned throughout, the accommodation is welcomed via an entrance porch leading into a central hallway with staircase rising to the first floor. To one side sits a spacious dual aspect living room filled with natural light, whilst the modern fitted kitchen/dining room enjoys a sociable layout centred around a feature island and provides direct access through French doors onto the rear garden. The outside space has been thoughtfully arranged with a decked seating area complete with lean-to covering, alongside patio and lawned sections creating an ideal setting for both entertaining and everyday enjoyment. The garden further benefits from a large shed/summer house, an additional storage shed and useful side access to the front of the property. The kitchen also leads through to a practical utility area and a ground floor shower room. Upstairs, the property continues to impress with two generous dual aspect double bedrooms together with a spacious family bathroom. In addition, a further side garden offers a charming and peaceful spot to enjoy the sunshine, whilst the neighbouring central green creates a wonderful community feel, ideal for social gatherings or children to play safely. A wonderfully convenient and deceptively spacious home, ideally suited to first time buyers, downsizers, investors or those seeking a well-connected home within one of East Sussex's most sought-after historic towns.

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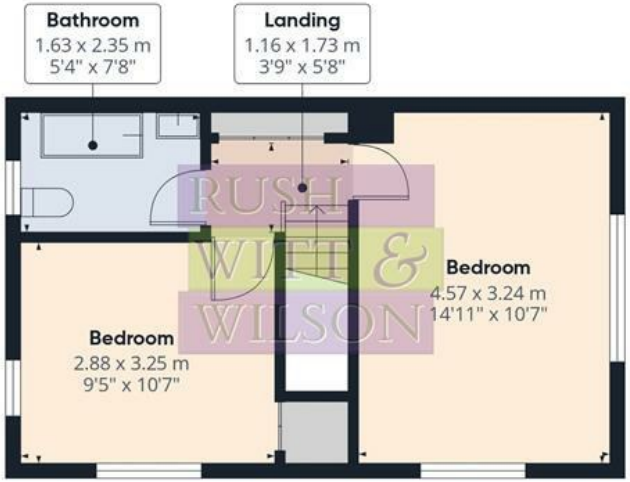
Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

82.1 m²

884 ft²

(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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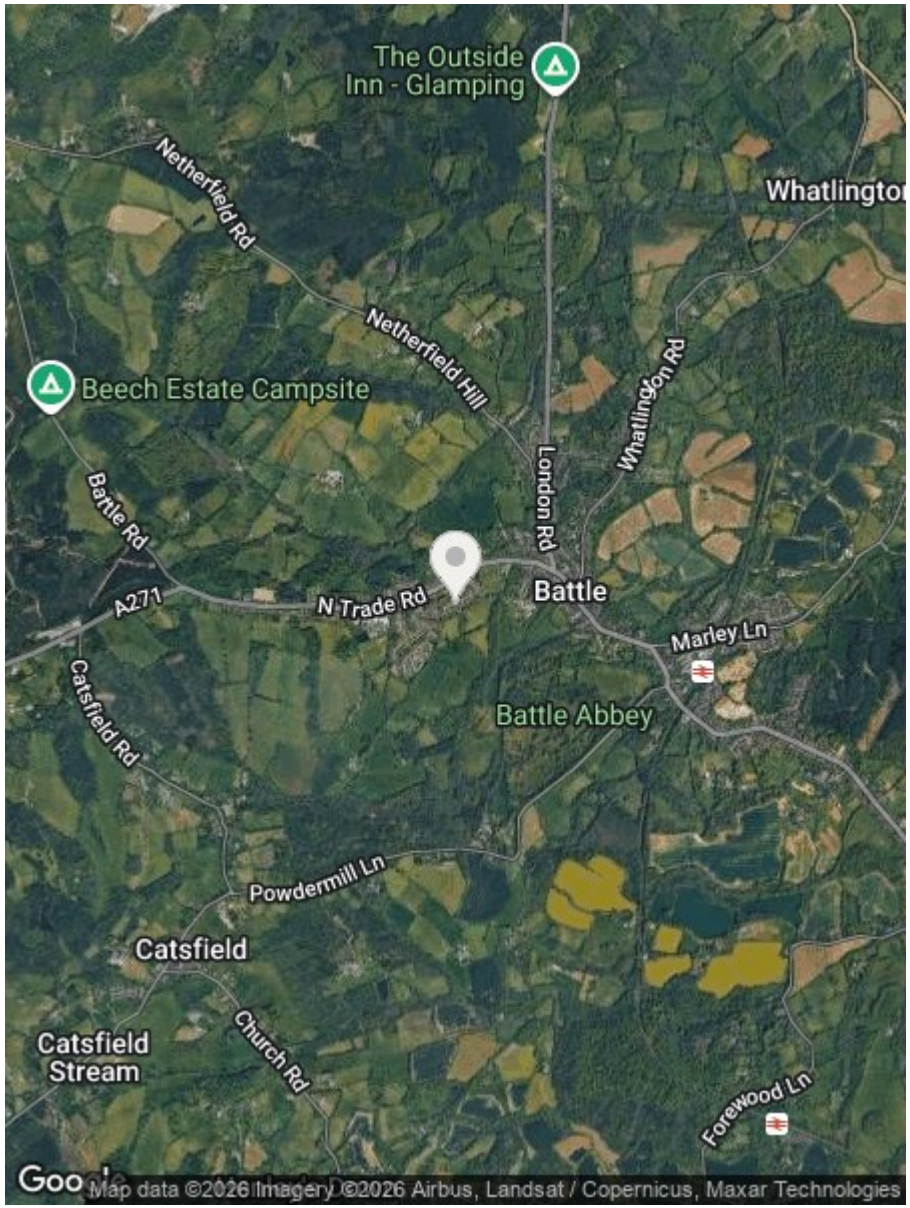

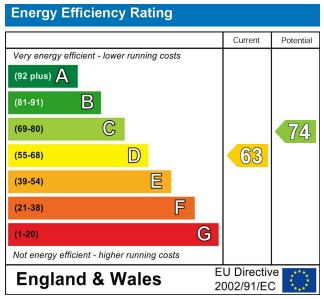

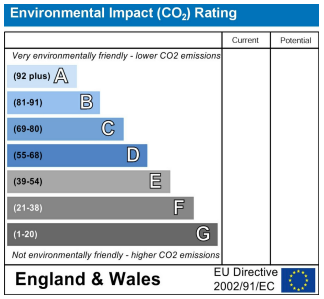

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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