



## 77 Hastings Road, Battle

£575,000 Freehold

Beautifully finished three/four-bedroom home in Battle featuring open-plan living with garden access, modern kitchen, underfloor heating via air source heat pump, principal suite with en-suite and walk-in wardrobe, garage/utility, ample parking and a large garden backing onto woodland.



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Entering the property, you are welcomed into a bright and spacious hallway featuring oak engineered flooring with underfloor heating and spotlights, which continue throughout the ground floor, creating a warm and contemporary feel. To the right, the kitchen is stylishly fitted with grey wooden wall and base units, complemented by a wood-effect laminate worktop and chrome handles. Integrated appliances include a fridge/freezer and under-counter oven, alongside a black sink and a sage green brick-style tiled splashback that adds both character and colour. The black sparkly tiled floor enhances the modern design, while a window overlooking the front garden allows in plenty of natural light, with underfloor heating and spotlights completing the space.

To the left of the hallway is the garage and utility room, a highly practical area currently housing a tumble dryer and an additional fridge/freezer, with built-in wall and base units and a work surface, making it ideal for laundry and storage. This space also benefits from a new roller garage door. Beneath the stairs is a useful storage cupboard housing the hot water tank, providing further practical storage, while opposite is a generously sized downstairs cloakroom fitted with a white basin and WC, black sparkly tiled flooring, partially tiled white walls and underfloor heating.

Partly glazed double doors open into the impressive open-plan living and dining room, a spacious and versatile area featuring oak engineered flooring throughout. Two sets of double doors open onto the patio, and a combination of central lighting and spotlights creates a bright and welcoming space, ideal for both entertaining and everyday family living.

Stairs rise to a large open landing, finished with luxury high-quality carpet that continues throughout all bedrooms. The staircase features white-painted spindles with a wooden handrail, adding a classic touch. To the rear of the property, the principal bedroom enjoys views over the garden and adjoining woodland and offers a generous double bedroom with a walk-in wardrobe and a stylish en-suite shower room. The en-suite is finished with marble-effect tiles to both floor and walls and includes a walk-in shower with grey storage surround, white WC and basin, a chrome towel rail and mirrored wall storage.

The walk-in wardrobe, currently arranged as a dressing room, is a versatile space that has the potential to be used as a small fourth bedroom or nursery if required. It continues the plush carpeting and incorporates built-in storage while enjoying views over the rear garden.

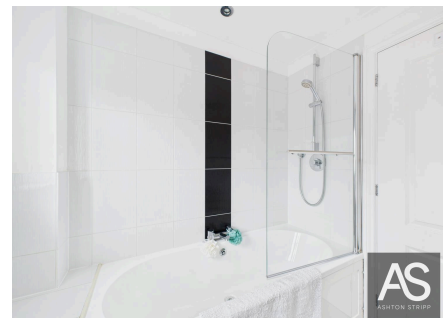
The family bathroom features a white suite with chrome fittings, a shower over the bath, a chrome towel rail, grey floor tiles and white wall tiles, finished with a striking black feature strip within the bath area. To the front of the property are two further double bedrooms, both overlooking the front garden, one of which benefits from built-in storage, and both finished with high-standard grey carpeting. Spotlights continue throughout the upper floor, enhancing the modern feel.

Outside, the front of the property offers a large gravel driveway with gated access, mature hedging and flower beds, parking for at least four to five vehicles and small lawned areas leading to the front door, with an attractive brick and partially tile-hung exterior. The rear garden is a particular highlight, beginning with a large sandstone patio accessed via two sets of double doors from the living and dining area, with side access. Steps lead up beneath a wisteria-lined metal arch to a generous lawn bordered by mature planting on both sides, leading to a wooden-built shed with a tiled roof and electricity supply.

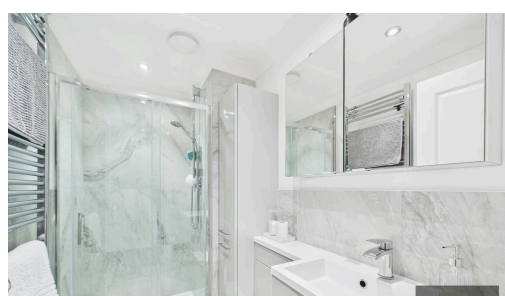
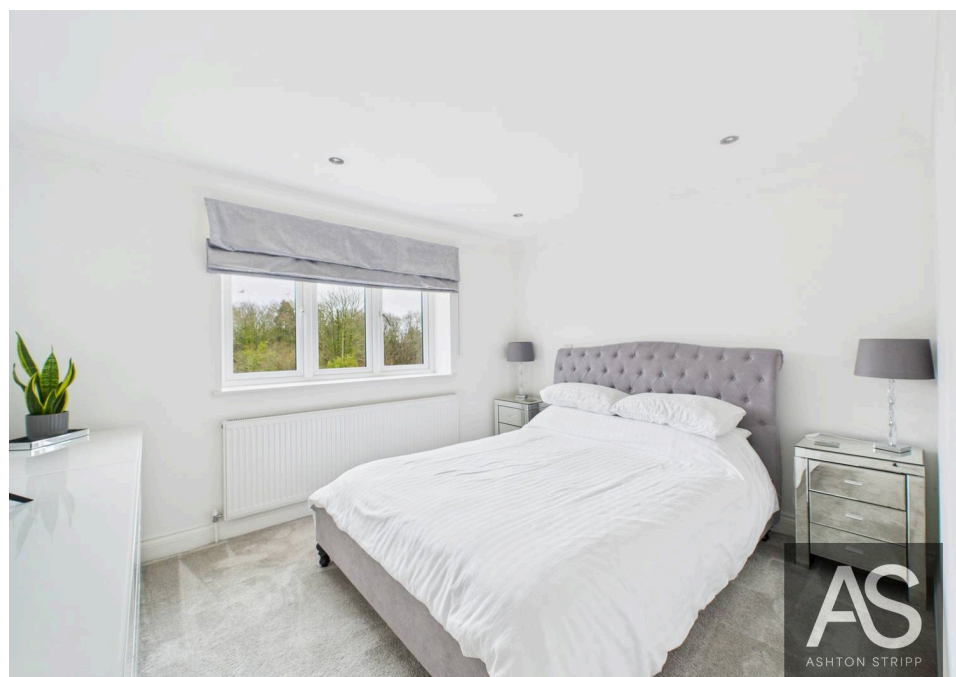
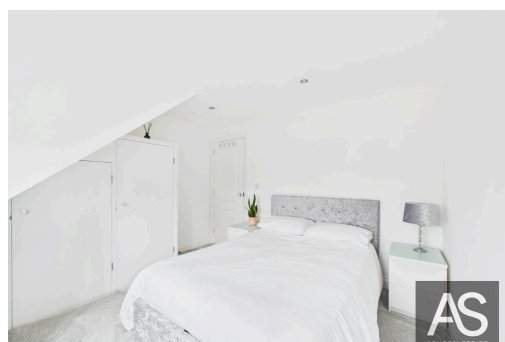
The garden also provides direct access to woodland, creating a wonderful sense of space, privacy and connection to nature, with wooden fencing running along both boundaries. Situated in the sought-after town of Battle, the property benefits from an air source heat pump providing hot water, underfloor heating downstairs and radiators upstairs. There is no gas connection, resulting in an efficient all-electric heating system.

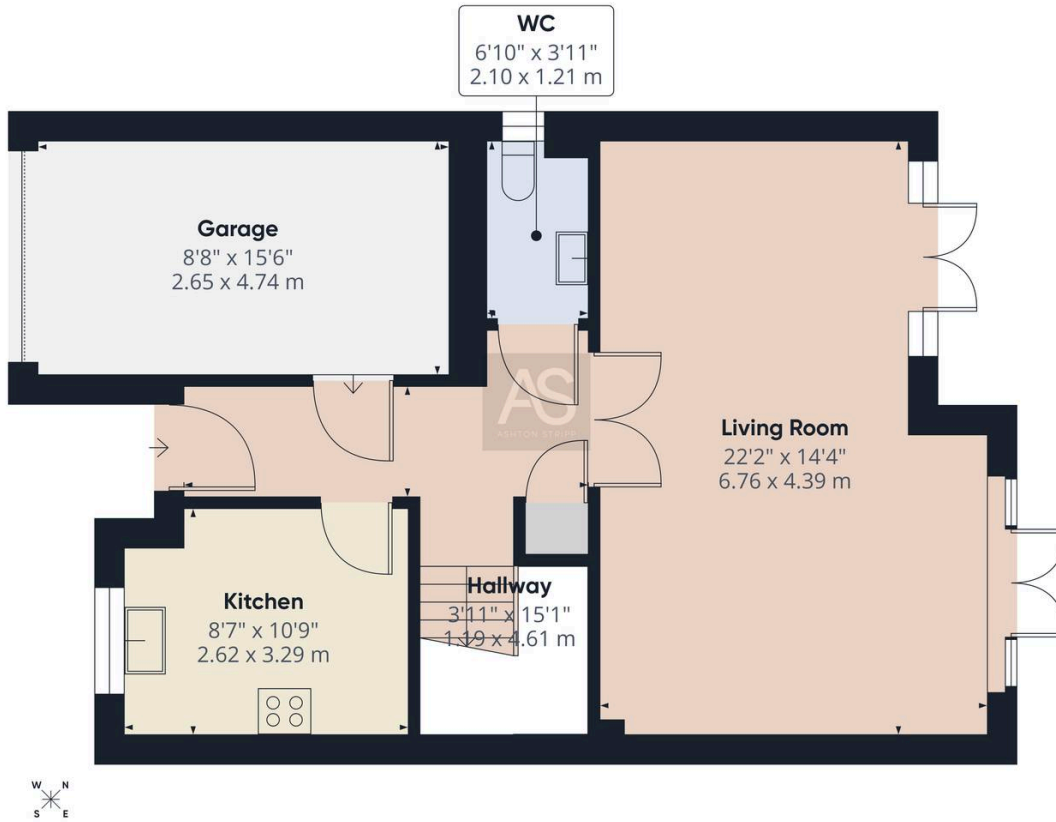


- Three well-proportioned bedrooms and fourth bedroom currently used as a walk-in wardrobe
- Principal bedroom with en-suite and walk-in wardrobe
- Spacious open-plan living and dining room
- Two sets of double doors opening onto the garden
- Modern fitted kitchen with integrated appliances
- Underfloor heating powered by an air source heat pump
- Garage with utility space and new roller door
- Large rear garden backing onto woodland
- Ample off-road parking for multiple vehicles
- Sought-after location in Battle near amenities and transport



77 Hastings Road is conveniently located on the outskirts of the historic town of Battle, offering easy access to the town centre, mainline railway station and the A21. Battle provides a range of local shops, cafés, schools and amenities, while the surrounding countryside and nearby woodland offer excellent walking routes. Hastings, the coast and further transport links are all within easy reach, making the location ideal for both commuting and family life.



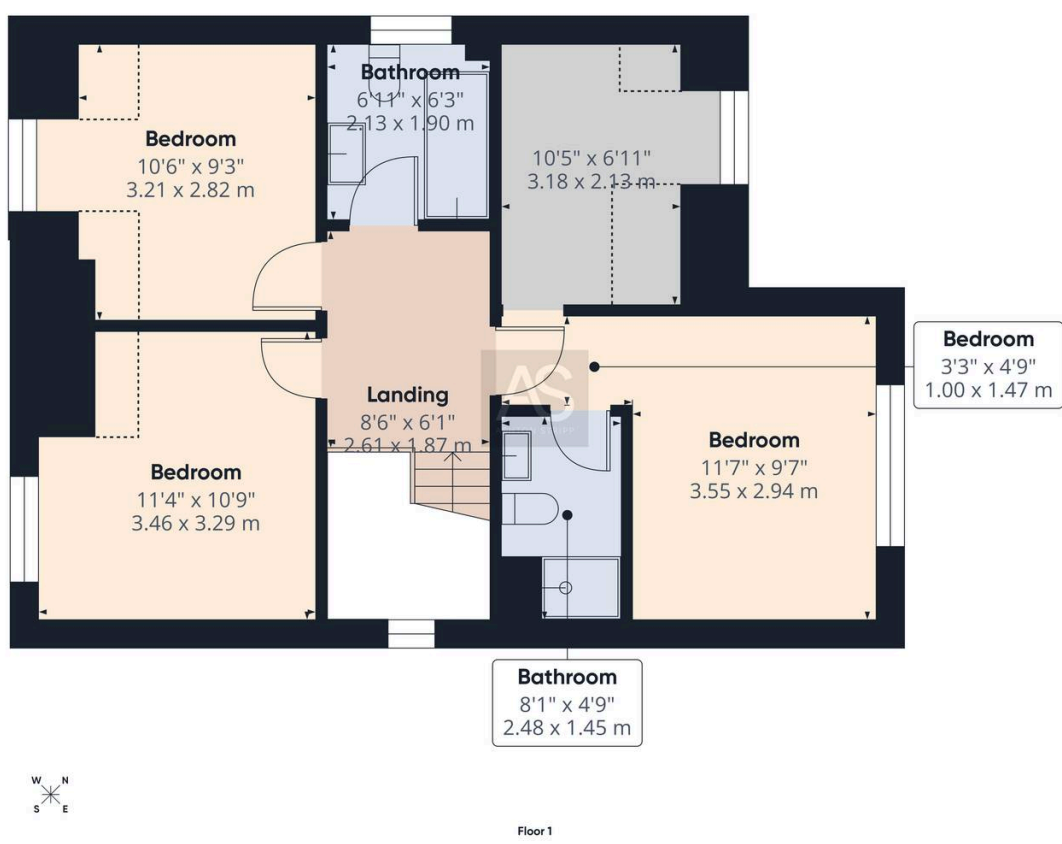


Approximate total area<sup>(1)</sup>  
676 ft<sup>2</sup>  
62.9 m<sup>2</sup>

(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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Approximate total area<sup>(1)</sup>  
560 ft<sup>2</sup>  
52 m<sup>2</sup>

Reduced headroom  
35 ft<sup>2</sup>  
3.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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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