



3 Market Road, Battle

£300,000 Leasehold

Well-presented two-bedroom home within a warden-assisted over 55's development in Battle, East Sussex. Bright living space, fitted kitchen, en-suite to the main bedroom and enclosed easy-care garden. Allocated parking, communal grounds and convenient access to the High Street and rail links to London.



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Set within a well-regarded **over 55's, warden-assisted development** in Battle, East Sussex, this beautifully presented two-bedroom home offers a comfortable and low-maintenance lifestyle within easy reach of the town centre. With its own private garden, access to communal grounds and allocated parking, it's an ideal option for those looking to downsize while remaining part of a supportive and established community.

Inside, the home is thoughtfully arranged and well cared for. A welcoming entrance hall provides useful storage and leads through to a bright living room overlooking the front aspect, centred around a fireplace. The space flows naturally into a dining area with double doors opening directly onto the rear garden — creating an easy connection between inside and out.

The kitchen sits at the rear, enjoying garden views, and is fitted with wood-effect wall and base units, black laminate worktops and integrated appliances including an AEG electric hob, oven with microwave above and fridge freezer. There is additional space for a washing machine, and the stainless steel sink is positioned beneath the window.

Upstairs, the principal bedroom overlooks the front and benefits from built-in storage and a private en-suite shower room with walk-in shower and heated towel rail. A second bedroom to the rear also includes built-in storage, ideal for guests or hobbies. The family bathroom is fitted with a bath and shower attachment, complemented by modern tiling and chrome fittings. An airing cupboard on the landing provides further practical storage.

The property benefits from double glazing throughout, electric storage heating and immersion hot water.

Outside, the fully enclosed rear garden is laid to patio for ease of maintenance and includes a shed and gated access leading directly to the residents parking. Residents also enjoy the use of communal gardens and shared drying room facilities, adding further convenience to this warden-assisted setting. (£227 per month for warden assisted living which covers general maintenance, lighting, fencing and clothes drying room)

Situated in the historic market town of Battle, East Sussex, the property is within convenient reach of the High Street with its independent shops, cafés, traditional pubs and everyday amenities. Battle Abbey and its surrounding grounds offer attractive green space nearby. Battle railway station provides regular services to London Bridge and Charing Cross, making it accessible for visiting family and friends, while the A21 offers straightforward road connections towards Hastings, Tunbridge Wells and beyond.

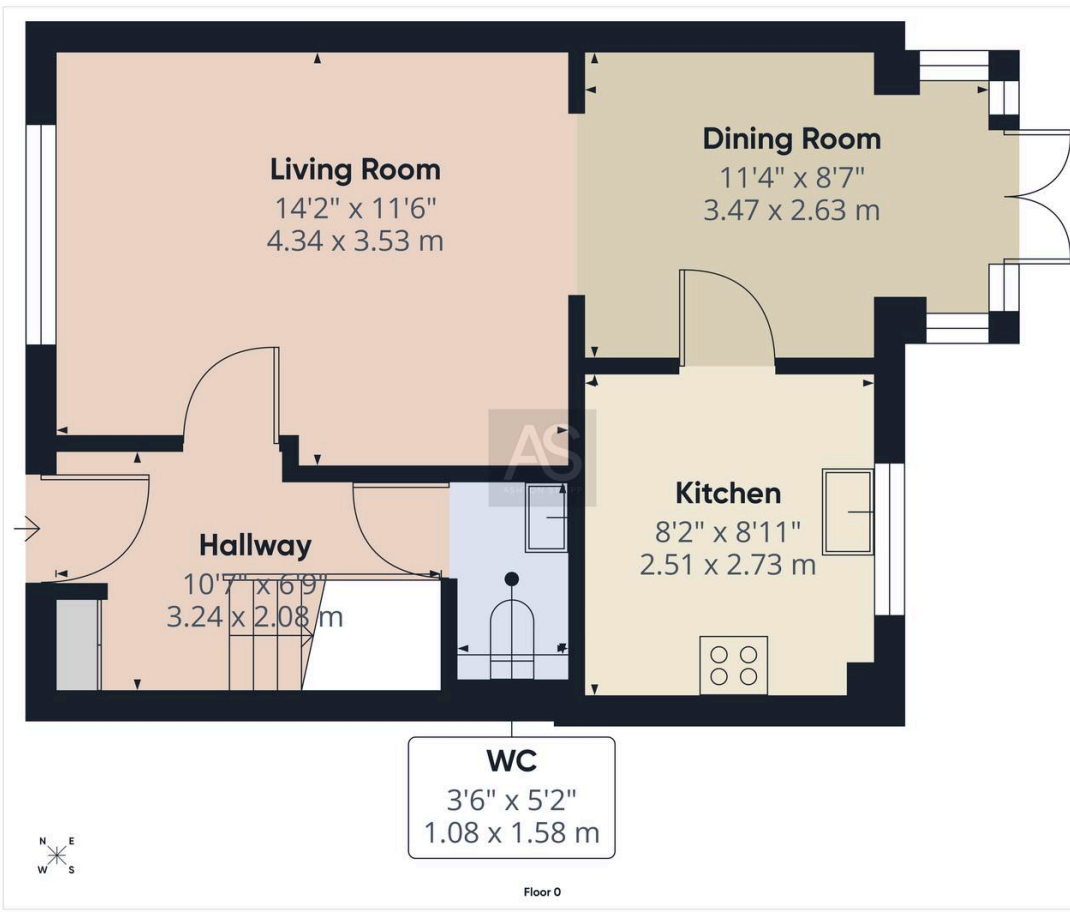


- Two double bedrooms including en-suite to principal
- Spacious living room with feature fireplace
- Dining area with double doors to garden
- Modern fitted kitchen with integrated appliances
- Downstairs WC with contemporary finish
- Family bathroom plus en-suite shower room
- Fully enclosed low-maintenance patio garden
- Allocated parking space
- Double glazing throughout
- Over 55's warden-assisted development



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Floor 0

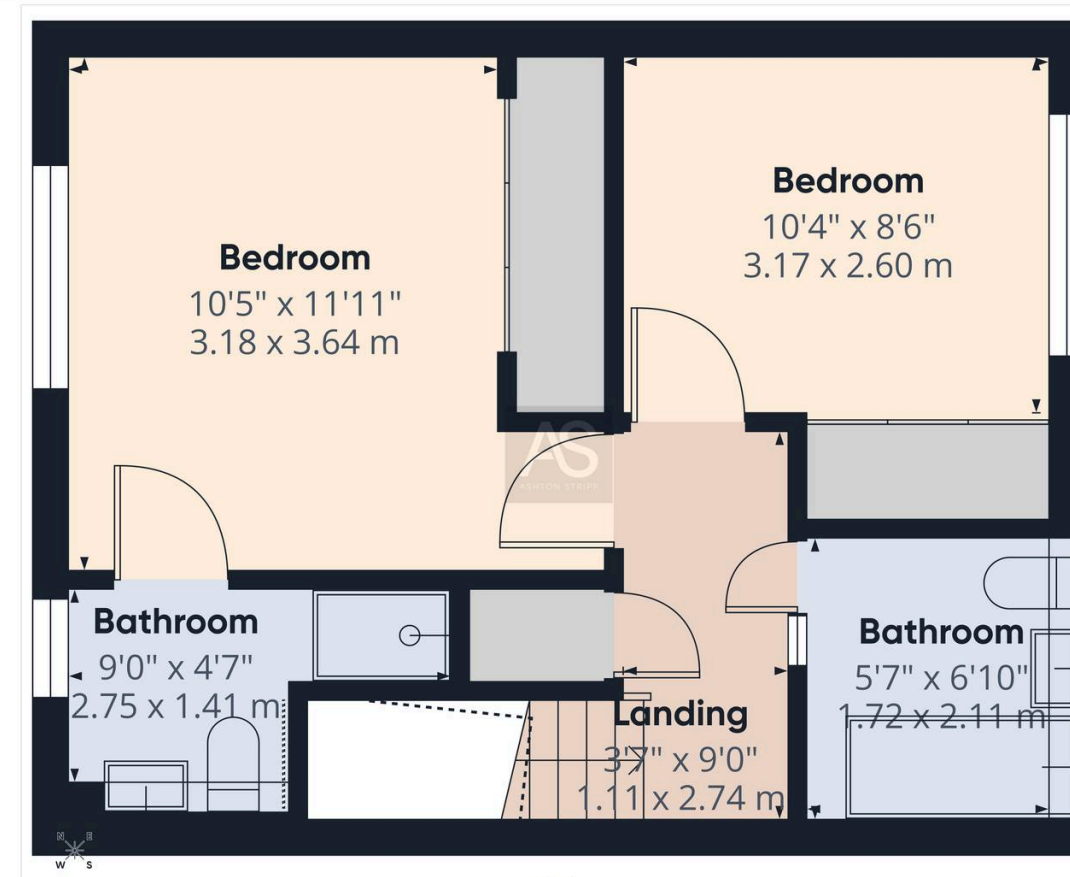


Approximate total area⁽¹⁾
414 ft²
38.6 m²

(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.

GIRAFFE 360



Floor 1



Approximate total area⁽¹⁾
377 ft²
35.1 m²

Reduced headroom
1 ft²
0.1 m²

(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.

GIRAFFE 360