



121a Hastings Road, Battle

£500,000 Freehold

Guide Price £500,000 - £525,000 Set along a quiet track with direct access to Battle Great Woods, this detached home offers a flexible layout, generous wraparound gardens and a sense of privacy, with light-filled living spaces and easy access to Battle's amenities and station.



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Step inside via a useful porch – ideal for coats and boots – into a welcoming hallway where the staircase rises ahead. To the left, a flexible front room is currently arranged as a home office, though equally suited as a ground floor bedroom or snug. Opposite, the main living room is a comfortable, well-proportioned space with windows to two aspects, centred around an electric fireplace with wooden mantle, and flowing naturally through to the conservatory beyond.

The conservatory is a particularly enjoyable part of the house, with light coming in from three sides and views across the garden – a space that works well for relaxing or entertaining throughout the year.

Back through the hallway, there is a sense of space and practicality, with two storage cupboards and under-stairs storage. The ground floor bathroom is particularly generous and thoughtfully arranged, combining both a large walk-in shower with chrome fittings and a separate bath. Stone-toned tiling adds a clean, contemporary feel, while built-in cabinetry neatly conceals the WC and provides useful storage beneath the basin. Finished with a white towel rail and modern radiator, it's a well-balanced room that comfortably serves both everyday use and guests.

To the rear of the house, the layout opens into a kitchen with space for a dining table, where the sink is positioned to overlook the garden. White gloss units, a pantry cupboard, an integrated dishwasher, and laminate worktops create a practical and sociable setting. Alongside, a separate utility room provides additional worktop space, a second sink, and room for laundry appliances, with a door leading directly out to the garden. A further ground floor bedroom sits quietly at the back, complete with built-in wardrobes and garden outlook.

Upstairs, the landing leads to two bedrooms and a second bathroom. The main bedroom enjoys views over the garden and includes built-in wardrobes, with access through to additional attic space, offering useful extra storage. The second bedroom, also positioned to the rear, benefits from fitted wardrobes and further attic access, making it a practical and well-used room.

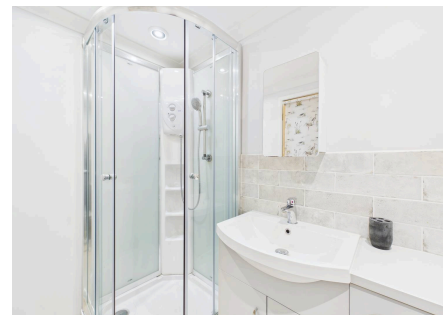
The bathroom on this floor is well finished, featuring a walk-in electric shower and a clean, contemporary layout. A built-in vanity unit provides storage beneath the basin while neatly concealing the WC, keeping the space streamlined. Grey-toned tiling around the basin adds texture, complemented by chrome fittings and a heated towel rail. An airing cupboard on the landing provides additional everyday storage.

Outside, the garden wraps around the property, creating a series of lawned areas with space to enjoy throughout the day. A patio runs along the back of the house, ideal for outdoor dining, while additional features include two sheds and a workshop with light and power. The driveway is block paved, and the garage can be accessed via an up-and-over door to the front, as well as internally from the utility through a covered area. The garage itself is divided into two sections, offering particularly useful space for storage, a workshop, or hobbies.

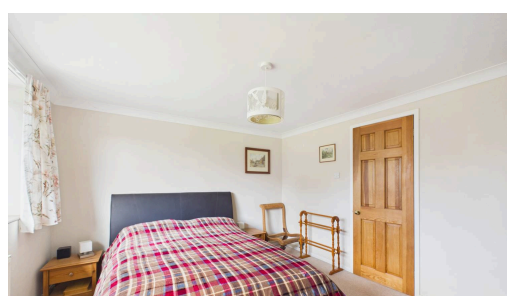
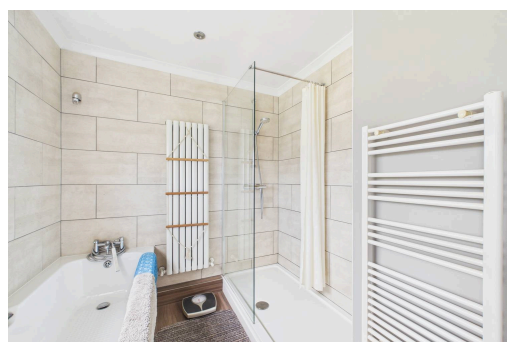
Further benefits include owned solar panels and direct access to nearby woodland walks.



- Detached home set along a quiet track
- Direct access to Battle Great Woods and countryside walks
- Flexible layout with ground floor bedroom/study
- Light-filled conservatory overlooking the garden
- Kitchen/diner with garden views
- Separate utility room with external access
- Wraparound gardens with lawn, patio, sheds and workshop
- Garage split into two useful sections
- Block paved driveway providing off-road park
- Owned solar panels providing energy efficiency



Battle is a historic market town with a characterful High Street, well-regarded schools, and a mainline station to London, all surrounded by open countryside and nearby woodland walks.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1710 ft²
158.9 m²

Reduced headroom

7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 R/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



Floor 0 Building 1



Approximate total area⁽¹⁾

1278 ft²
118.7 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 R/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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