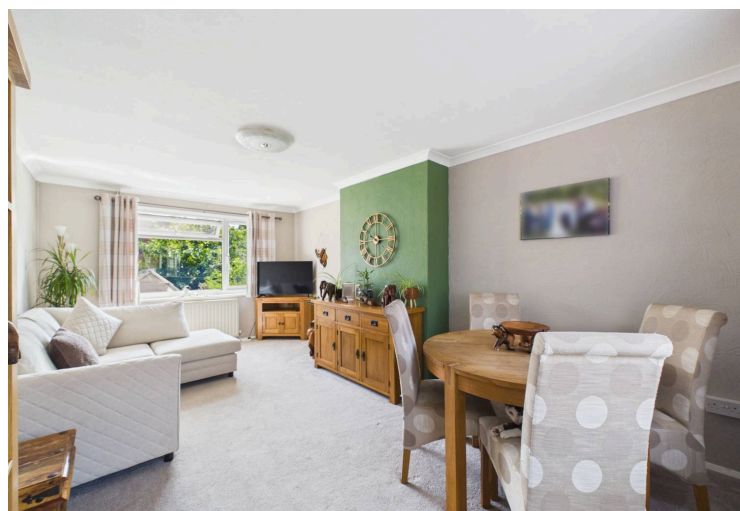




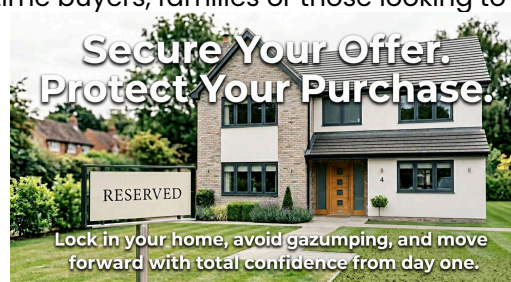
39 Asten Fields, Battle

£275,000 Freehold

Guide Price £275,000 – £300,000 | A well-presented three-bedroom family home overlooking an attractive green with plentiful residents' parking. Offering a spacious dual-aspect living room, fitted kitchen, downstairs cloakroom, three well-proportioned bedrooms, a modern shower room and a generous rear garden with patio, greenhouse and shed, this is a practical home in a peaceful setting, ideal for first-time buyers, families or those looking to upsize.



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Before you even step through the front door, this home enjoys a lovely position overlooking a generous green with plenty of residents' parking available nearby. A pathway leads through the front garden, with established planting and an area of lawn, creating a welcoming approach to the property.

The entrance porch opens into the hallway, where there's space for a bench or seating area before the hall continues through the home. Stairs rise to the first floor, with useful under-stairs storage, while a downstairs cloakroom adds everyday practicality.

Straight ahead, the kitchen overlooks the rear garden and is fitted with cream shaker-style wall and base units, complemented by black speckled worktops and cream tiled splashbacks. There's plenty of cupboard space, room for a washing machine and freestanding cooker, with the boiler neatly housed here. A door provides direct access to the garden, making it easy to step outside with morning coffee or when entertaining.

To the right, the living room extends the full depth of the house, with windows to both the front and rear creating a bright, comfortable space throughout the day. Whether arranged for relaxing evenings or family gatherings, it's a versatile room that naturally becomes the heart of the home.

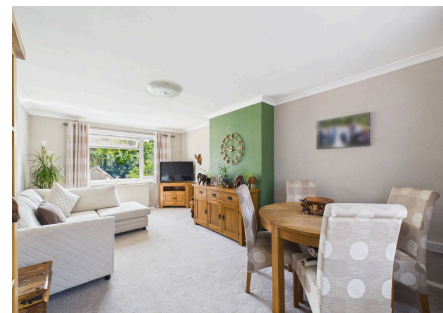
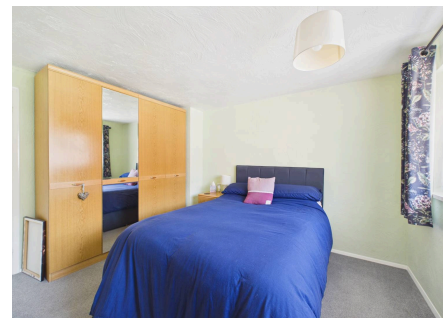
Upstairs, the landing benefits from two useful storage cupboards. At the front, the principal bedroom is a generous double with a built-in wardrobe, while the second bedroom, also overlooking the front, is another well-proportioned double with fitted storage. The third bedroom sits to the rear, offering a comfortable small double that's equally suited as a child's room, guest bedroom or home office.

The shower room has been fitted with a walk-in shower, white pedestal basin, WC, chrome heated towel rail and contemporary stone-effect flooring with neutral tiling, creating a clean and practical finish.

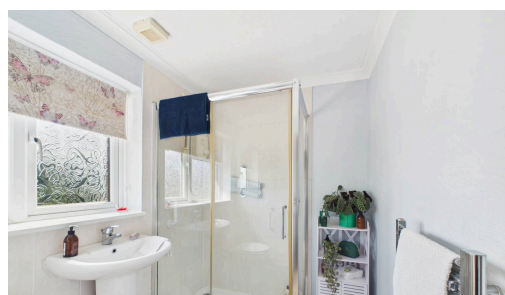
Outside, the rear garden offers a good balance of patio and barked areas, providing space to dine, entertain or simply enjoy the warmer months. A greenhouse and garden shed offer excellent storage for keen gardeners, while the overall size of the garden gives plenty of flexibility for families and those who enjoy spending time outdoors.



- Guide Price £275,000 - £300,000
- Bright dual-aspect living room
- Fitted kitchen with direct access to the rear garden
- Modern shower room with walk-in shower
- Two built-in wardrobes and excellent storage throughout
- Generous rear garden with patio, greenhouse and shed
- Well-balanced accommodation ideal for modern living
- Conveniently located close to Battle High Street, schools and the mainline station
- Downstairs cloakroom

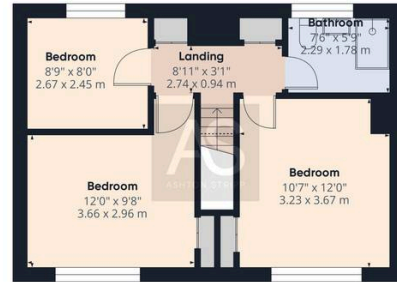


Situated within the popular Asten Fields development, the property enjoys a peaceful residential setting overlooking an attractive green, while remaining within easy reach of Battle's historic High Street. The town offers a range of independent shops, cafés, pubs and everyday amenities, alongside well-regarded primary and secondary schools. Battle railway station provides regular services to London, Hastings and Tunbridge Wells, while the surrounding countryside offers an abundance of walking routes.





Floor 0



Floor 1



Approximate total area⁽¹⁾
924 ft²
85.9 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



Floor 0



Approximate total area⁽¹⁾
508 ft²
47.1 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