



High Street, Battle, TN33

£450,000

 3  1  1185 sq f

Ashton Stripp

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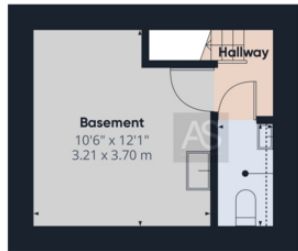


Spacious 5-bed home in historic Robertsbridge with a dual aspect fireplace, modern kitchen, and versatile living spaces. Master with walk-in wardrobe & en-suite. Split garden, gravel drive with parking for several vehicles. Close to village, rail links to London & scenic countryside walks.



- Central Battle location with views towards Battle Abbey and The Green
- Three bedrooms arranged over two upper floors
- Main bedroom with en-suite shower room
- Private courtyard garden
- Character features including exposed beams and sash windows
- Modern kitchen with grey units and wood-effect worktops
- Commercial shop and basement storage below with tenant in situ
- Living room with built-in storage
- Walking distance to Battle station, shops, and cafes
- Flexible accommodation set over multiple floors, ideal for a variety of uses





Floor -1



Floor 0



Approximate total area⁽¹⁾

1185 ft²
110 m²

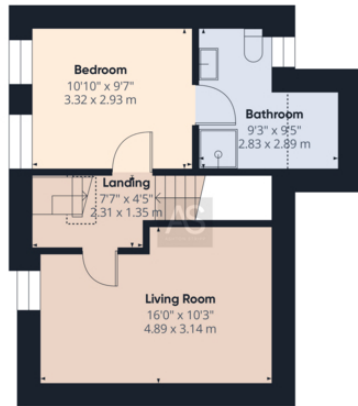
Reduced headroom
103 ft²
9.5 m²

(1) Excluding balconies and terraces

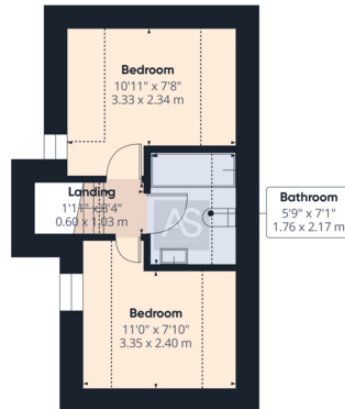
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

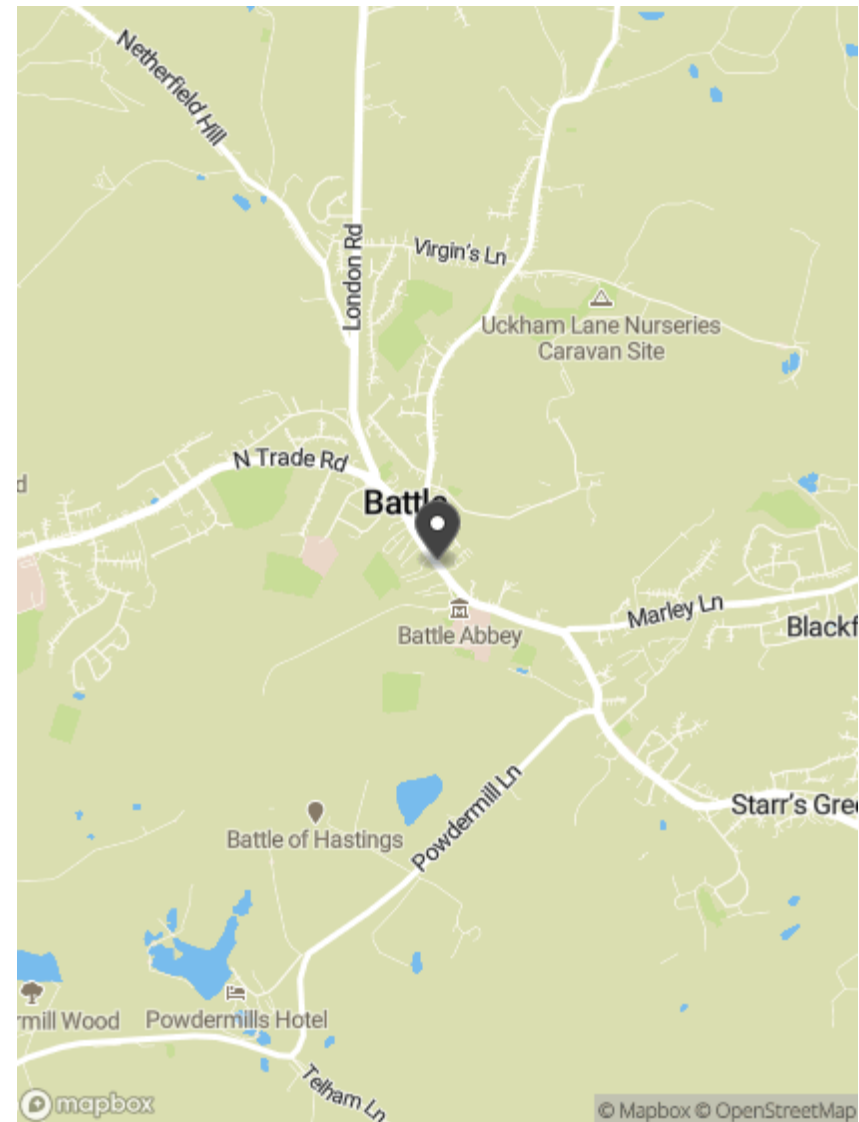
GIRAFFE 360



Floor 1



Floor 2



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	