



AS

ASHTON STRIPP

15 Tollgates, Battle  
£550,000





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## 15 Tollgates

Battle, Battle

Chain-free home with flexible layout, large lawned garden with patio, greenhouse and garage access. Three bedrooms, two receptions and spacious WC with scope for upstairs bathroom. Close to schools, station and Battle's shops. Ideal to update and personalise. Council Tax band: E

Tenure: Freehold

- Chain-free sale with no onward complications
- Opportunity to update and put your own stamp on the home
- Generous full-depth living room with front window and glazed garden doors
- Versatile second reception/home office/ground-floor bedroom
- Three upstairs bedrooms, including two doubles
- Exceptionally spacious upstairs WC with potential for conversion
- Large rear garden with lawn, patio, greenhouse and concrete base
- Attached single garage with power, rear door and up-and-over front access
- Bright kitchen with garden views and outdoor access
- Wide front lawn and long private driveway for off-street parking









Set back behind a generous front lawn and deep private driveway, this chain-free home offers plenty of natural light, flexible living space, and a layout that works for a variety of lifestyles. With a flowing ground floor, garden access from multiple rooms, and three bedrooms upstairs, it's a home ready to be reimagined — ideal for buyers looking to put their own stamp on a property without the complications of an onward chain. Step through the front door into a welcoming hallway, where a useful under-stairs cupboard offers practical storage. To the front sits a versatile reception room that works well as a bedroom, home office or snug — carpeted and overlooking the front garden.

To the rear, the main living room spans the full depth of the house, with a large window at the front and glazed doors at the back opening to the garden. A gas fireplace creates a central focal point, while the sense of light and space makes this an ideal room for relaxing or entertaining.

The adjoining kitchen looks out over the garden and includes a range of wall and base units, laminate worktops, and space for essential appliances. There's access to the garden from here too, plus a fully tiled downstairs bathroom with a coloured suite and patterned vinyl flooring, and a separate WC just beside it.





Upstairs, there are two double bedrooms to the front — one with built-in storage — and a third single bedroom at the rear with a large fitted cupboard. A particularly spacious WC with a hand basin also sits on this floor and could be reconfigured into a full bathroom if desired. The boiler is housed here too, along with another generous storage cupboard off the landing. All rooms are carpeted, with gas central heating and double-glazed windows throughout.

Outside, the rear garden is a standout — a generous lawned space with mature planting, a patio seating area, greenhouse, and a concrete base ideal for a shed or future studio. A side gate offers handy access from the front, and just opposite the kitchen back door, there's direct access into the attached single garage. The garage also features a front-facing up-and-over door onto the driveway and is fitted with power and a consumer unit — offering plenty of potential for storage, hobbies, or workshop use. At the front, the house is set well back from the road, with a wide lawn and a deep private driveway providing ample off-street parking.

The property sits within easy reach of Battle — a historic market town known for its characterful high street, excellent local amenities, and strong sense of community. Families are well served by a range of schooling options, including Battle and Langton Primary, Claverham Community College, and the highly regarded independent Battle Abbey School. There are also local nurseries and pre-schools nearby, making it a practical base for all stages of family life. Battle's mainline station provides direct rail connections to London Charing Cross and the coast, while the town itself offers a blend of heritage charm and modern convenience — from independent shops and cosy cafes to the iconic Abbey and surrounding countryside.



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1477 ft<sup>2</sup>  
137.3 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.

GRAPHIC 360



Floor 0

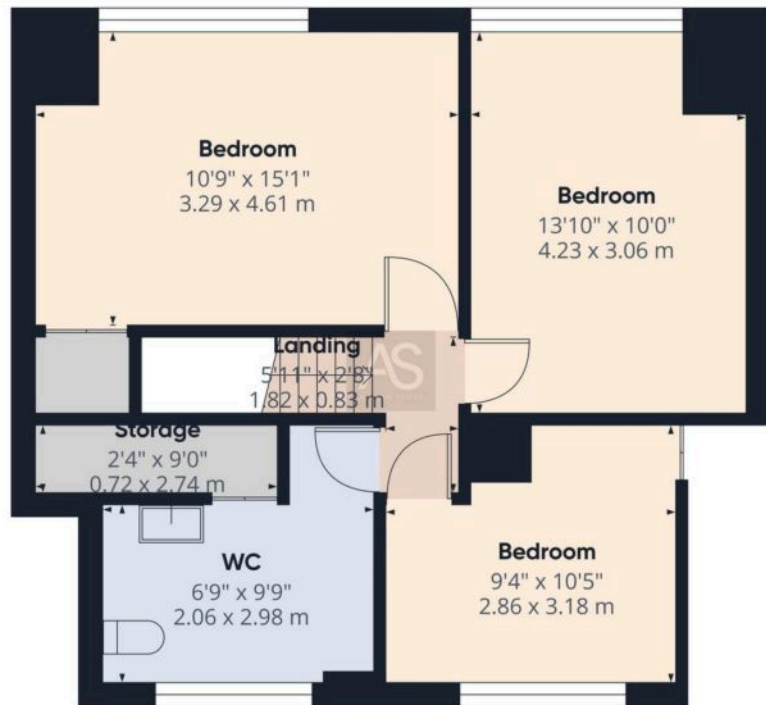


Approximate total area<sup>(1)</sup>  
979 ft<sup>2</sup>  
91 m<sup>2</sup>

(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.

GRAPHIC 360



Floor 1



Approximate total area<sup>(1)</sup>  
498 ft<sup>2</sup>  
46.3 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.

GRAPHIC 360