



## 9 Battle Gates, Battle

£535,000 Freehold

A spacious four-bedroom home in Battle Gates, directly opposite Claverham. Highlights include a full-width kitchen/diner, utility, office, en-suite to the main bedroom and scope for a downstairs WC. Close to schools, shops and Battle station.



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Entering through the front door, you're welcomed into a central hallway with practical wood-effect laminate flooring. Immediately to the right is a bright and functional home office – a useful space for remote working, study, or day-to-day admin, with a window looking out to the front.

The living room sits just beyond and is a generously sized, carpeted room with a front aspect. A central feature fireplace with a granite hearth provides a natural focal point and adds warmth to the space, making it well-suited for both everyday living and evening downtime.

At the rear of the property is the kitchen and dining area, which runs the full width of the house. The flooring switches back to grey wood-effect laminate, tying the space together neatly. White wall and base units line the walls, complemented by a grey laminate worktop that wraps around into a breakfast bar – providing extra prep space or a place to sit and chat over coffee. A chrome sink is positioned beneath the rear window with views over the garden, and there's ample space for a full-height fridge freezer and a dining table.

Tucked off the kitchen is a separate utility room, fitted with additional worktop space and plumbing for a washing machine and tumble dryer. There's room for an extra fridge freezer too, and the boiler is neatly housed within a wall unit. Beyond the utility, an additional room currently serves as a storage area but offers clear potential to be converted into a downstairs WC if needed.

Upstairs, four bedrooms are arranged around a central landing. New carpets are due to be fitted shortly on the stairs, landing, and in three of the bedrooms. The main bedroom already benefits from a cream carpet and includes built-in storage and a private en-suite shower room. This is fully tiled in a neutral cream finish and includes a walk-in electric shower, mirrored storage cupboard, and white suite.

The family bathroom is finished in a bold monochrome scheme, with black tiled flooring and partial wall tiling, contrasted by a white tile surround with a black trim border. There's a shower over the bath and a built-in vanity unit offering handy under-sink storage.

To the front of the house is a single bedroom – a good size for a guest room, nursery or second office – while at the end of the hallway, two well-proportioned double bedrooms sit opposite one another, with one overlooking the rear garden and the other the front of the property.

**Outside**, the rear garden is mainly laid to flat lawn with a paved patio area ideal for outdoor seating or dining, along with side access for convenience. To the front, there's a lawned area alongside a concrete driveway offering private off-street parking for at least two cars. On-street parking is also available directly outside.

This property is set in Battle Gates, a residential area on the edge of Battle, directly opposite Claverham Community College. It's a convenient spot for families and commuters alike, with local schools within walking distance and easy access to the town centre and Battle mainline station, which offers regular services to London and the coast. Local shops, green spaces and the historic charm of Battle High Street are all nearby, providing a good balance of amenities and outdoor space.



- Open-plan kitchen/diner with breakfast bar
- Four bedrooms, including main with en-suite
- Located in Battle Gates, opposite Claverham Community College
- Separate utility room with additional storage
- Living room with feature fireplace and granite hearth
- Dedicated home office at the front of the property
- Family bathroom with built-in vanity unit and shower over bath
- Cream tiled en-suite with walk-in electric shower
- Convenient access to Battle High Street, schools, and station
- Rear garden with direct access from kitchen/diner





Approximate total area<sup>(1)</sup>

1211 ft<sup>2</sup>  
112.5 m<sup>2</sup>

Reduced headroom  
4 ft<sup>2</sup>  
0.4 m<sup>2</sup>



(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.

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