

21 Nightingale Place, Battle, East Sussex TN33 0GH
Guide Price £600,000 - £630,000 Freehold

****GUIDE PRICE £600,000-£630,000****

Picture this: mornings that start with a coffee at the breakfast bar, sunlight streaming through shuttered windows, and fields stretching beyond your garden fence. This four-bedroom, chain free home on the edge of Battle has been finished with real style, and it's ready to simply move into. Step through the front door onto herringbone flooring that runs across the entire ground floor, setting a warm, contemporary tone. The triple-aspect living room is the heart of the home - light-filled, framed by shuttered windows, and anchored by a striking bespoke media wall. From here, the space flows into an open-plan dining area, where bi-fold doors open onto a porcelain-paved patio, blurring the line between indoors and out. The kitchen is where this home really sings: navy cabinetry against white sparkle quartz, Bosch appliances throughout, and a breakfast bar made for lingering morning chats. A separate utility room keeps everyday life organised, with direct access to the driveway. Upstairs, the main bedroom is a genuine retreat - calming garden and field views, built-in wardrobes, and an en-suite in cool white and grey tones. Two further doubles and a versatile fourth room, perfect as a single, office, or guest space, complete the picture, alongside a sleek family bathroom with chrome fittings and a statement mirror. Outside, the garden is designed for long summer evenings - a spacious patio for entertaining, a level lawn, established planting, and a powered shed for all the extras. Gated side access leads to a private driveway with parking for two. And the setting is hard to beat - just over a mile from Battle's historic High Street with its cafes and boutiques, direct trains to London Charing Cross in around 75 minutes, and top schools including Claverham Community College nearby. Add woodland walks at Battle Great Wood and country pubs close at hand for a home offering town, country, and commuter living in one package.








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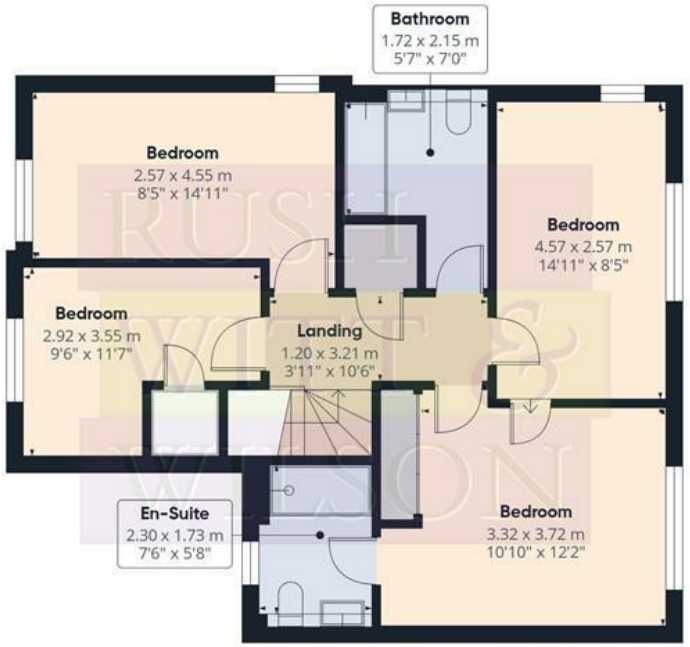

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Floor 0



Floor 1



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Approximate total area(1)

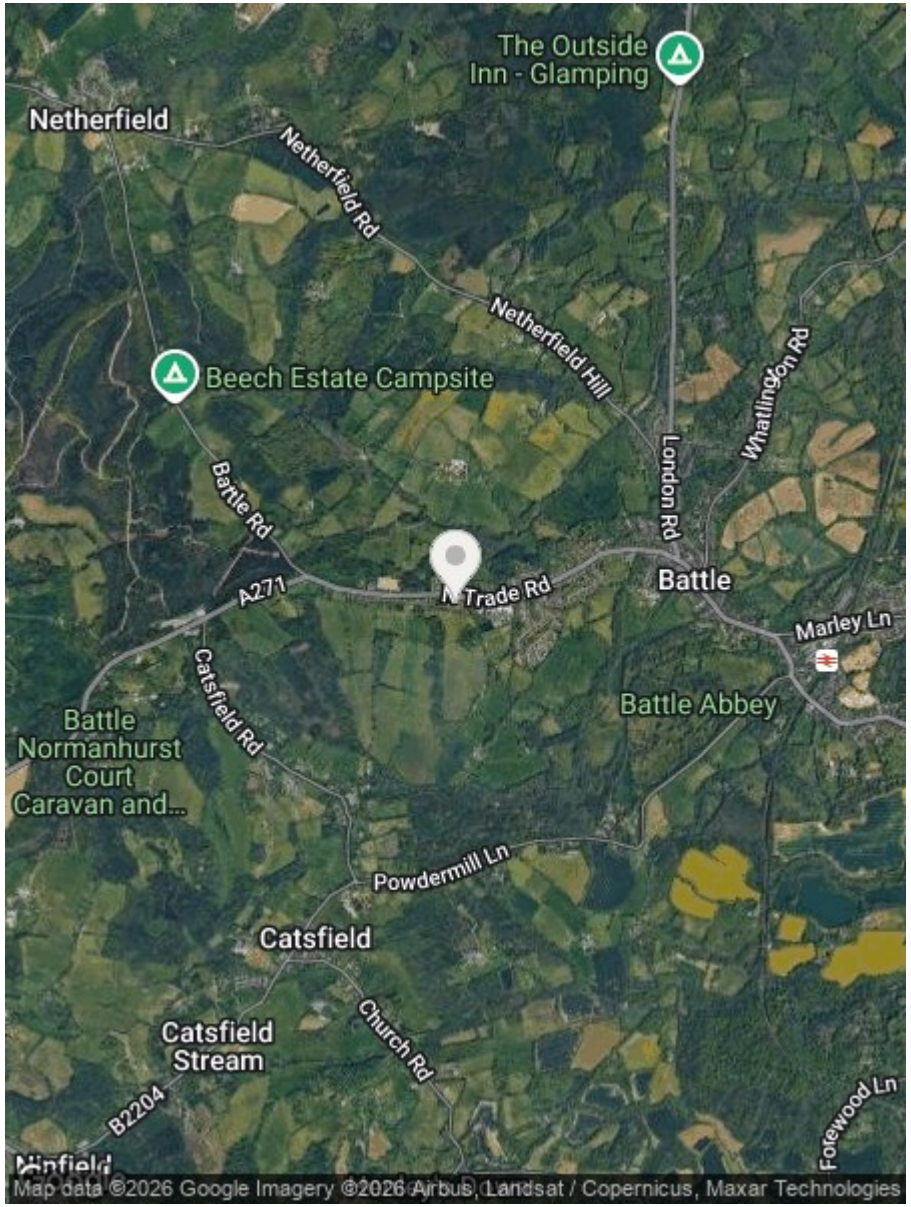
126.7 m²

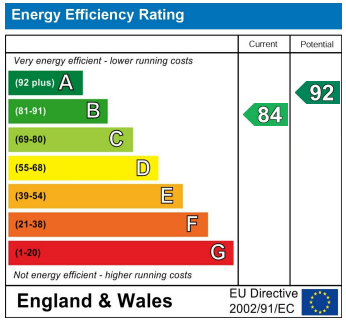
1363 ft²

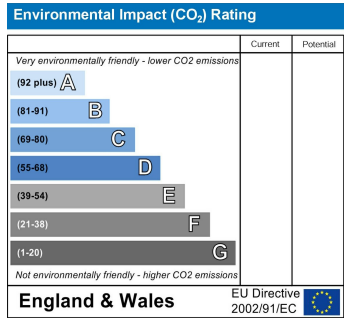
(1) Excluding balconies and terraces

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

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Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk