



High Street
Battle, TN33 0ED
£240,000 Freehold

Wyatt
Hughes
Residential Sales

High Street, Battle, TN33 0ED

Nestled just off the bustling High Street in Battle, this charming two-bedroom mid-terrace cottage offers a delightful blend of modern living and historic character. Configured over three floors, the property boasts exposed beams that add a touch of rustic charm to its interior.

The heart of the home features a modern fitted kitchen, perfect for culinary enthusiasts, while the inviting reception room provides a cosy space for relaxation and entertaining. The two well-proportioned bedrooms offer comfortable retreats, and the bathroom is conveniently located to serve both residents and guests alike.

One of the standout features of this property is its private garden area, providing a tranquil outdoor space to unwind. Additionally, a semi-detached brick-built store in the garden offers practical storage solutions. The views towards the historic Battle Abbey enhance the appeal of this lovely home, making it a picturesque setting.

Situated in the heart of the town, you will find an array of shops, bars, and restaurants all within easy walking distance, ensuring that you are never far from the vibrant local community. The mainline station is also conveniently close, making commuting a breeze.

With no onward chain and vacant possession, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking for a charming retreat, this delightful cottage is not to be missed.



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|---|---|---|
| • COUNCIL TAX BAND C | • EPC RATING D | • 553 SQ FT |
| • TWO BEDROOMS | • CONFIGURED OVER THREE FLOORS | • MODERN FITTED KITCHEN |
| • PRIVATE GARDEN WITH BRICK BUILT STORE | • SECLUDED LOCATION JUST OFF BATTLE HIGH STREET | • NO ONWARD CHAIN AND VACANT POSSESSION |
| • CHARACTERFUL MID TERRACE COTTAGE | | |

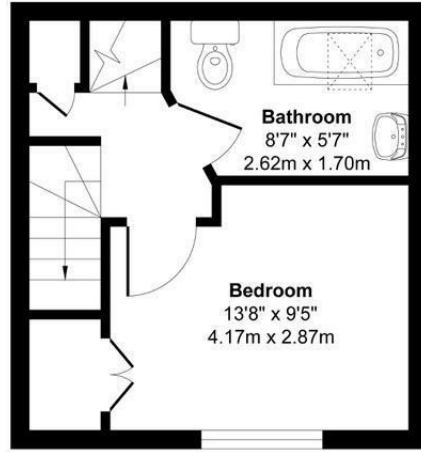


Parks Yard

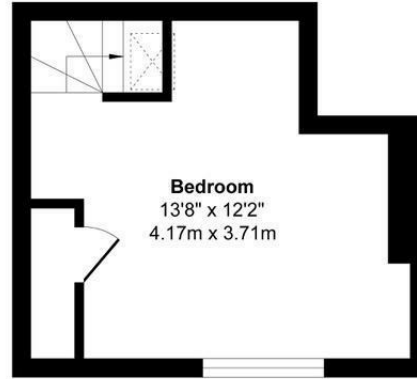
Approximate Gross Internal Floor Area
553 sq. ft / 51.37 sq. m



GROUND FLOOR



FIRST FLOOR



THIRD FLOOR

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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