



PAUL STRIPP
ESTATE AGENT PERSONAL SERVICE
EAST SUSSEX

High Street, Battle, TN33
£550,000

5 3 2 2054 sq ft

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Maisonette in Battle's High Street. Spanning three floors, it features elegant living spaces, a modern kitchen, and a cozy wood-burning stove. Enjoy a private garden and easy access to local amenities and transport. Ideal for families or professionals



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Key Features

- Bright living room with wood-burning stove and double doors to the dining room
- Rear garden and off-road parking for two cars
- Walking distance to Battle mainline railway station with services to London
- Three stylish bathrooms, including an en-suite to the master bedroom
- Original features throughout, enhancing the property's historic charm
- Share of freehold with a new 999-year lease from 2022
- Excellent local amenities including shops, cafes, and schools nearby
- Claverham school catchment
- Private entrance
- Three reception rooms plus a separate modern kitchen with high-quality appliances





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LIFT SOURCE



Step into this remarkable maisonette through a private ground floor entrance into the entrance hall, with quarry-tiled flooring and space for shows and coats. Staircase leading to the floors above.



On top of the landing is a bright study area with a window to the side, filling the space with natural light.

Snug/Reception 3 rear aspect.

A cloakroom with a white suite, including a WC and hand basin, serves the first floor.

A further bedroom (5th) is located at the end of the hallway and is a good size double.

The drawing room with solid wood flooring, is accessible through a part-glazed door. It features wooden sash windows with secondary double glazing and shutters that overlook Battle High Street. A cast iron wood-burning stove set on a tiled hearth adds warmth to the spacious room.

Adjacent double doors open to the dining room, with built-in storage and another wooden sash window overlooking the high street. Solid wood flooring.

The kitchen/breakfast room boasts contemporary white cabinetry, wood block countertops, and a double ceramic sink.

Modern appliances, including an integrated Neff dishwasher and a Rangemaster stove, are supplemented by a breakfast bar and open shelving. With wooden laminate effect flooring floor and a rear window overlooking the garden.



The staircase to the second floor leads to a central landing that distributes access to the bedrooms.

The main bedroom overlooks the High Street and features built-in wardrobes and an en-suite shower room, with a tiled shower, a contemporary white suite, and a heated towel rail.

Three more double bedrooms, each with built-in storage.

Two separate bathrooms, one with walk in shower and the other with a bath. Both with W/C.

These facilities are equipped with contemporary fixtures, including large shower cubicles, stylish white suites, and additional comforts such as heated towel rails and inset lighting.

Outside, the large garden within a communal space offers a lawn and beautifully planted beds tucked off the back of the high street.

Two allocated parking spaces provide added convenience, located in a secure gravelled area.

Exterior utility room. This room is equipped for additional plumbing for washing machines and ample space for other appliances.

Grade 2 Listed

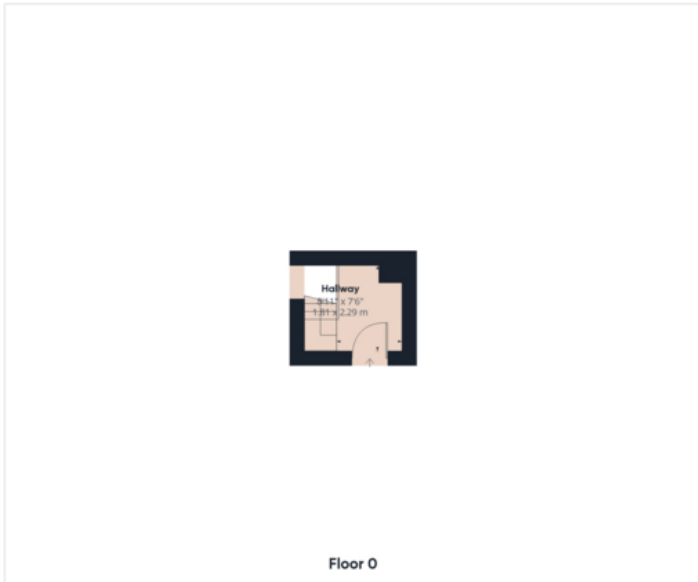


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Approximate total area⁽¹⁾
 2054.7 ft²
 190.89 m²

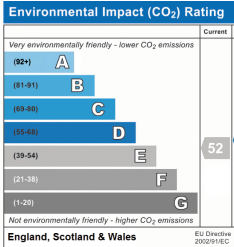
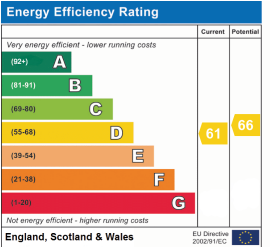
Reduced headroom
 24.85 ft²
 2.31 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Tenure Type: Share of Freehold
Council Tax Band: D
Council Authority:

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