



## Telham House, Battle, TN33

**£240,000**

 2  1

Ashton Stripp

[ashtonstripp.com](https://ashtonstripp.com) | 01424 772954

**AS**  
ASHTON STRIPP





This spacious and modern second-floor flat, being sold with a sitting tenant, presents an excellent investment opportunity. The property features two well-proportioned bedrooms, a contemporary kitchen and bathroom, and a private balcony, perfect for outdoor relaxation. It also includes an allocated parking space for added convenience.

Located near a mainline station, this flat is ideal for commuters and is within close proximity to local shops, schools, and amenities. Set in a well-maintained block, this property offers strong rental potential for investors seeking a hassle-free addition to their portfolio.

We are only seeking buy to let investors for this property

#### Lease Information

Tenure - Leasehold

Lease term - 125 years from 2004.

#### Maintenance Information

Service charge - £2700 per annum.

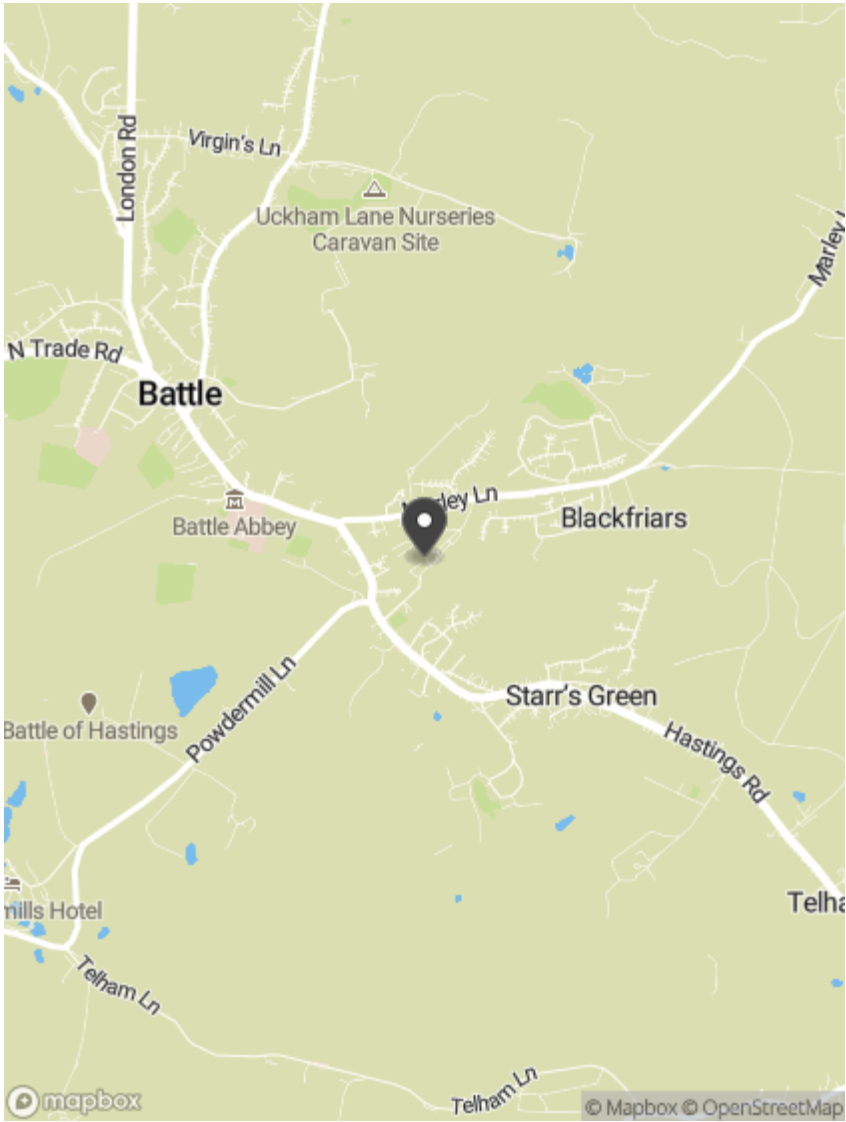
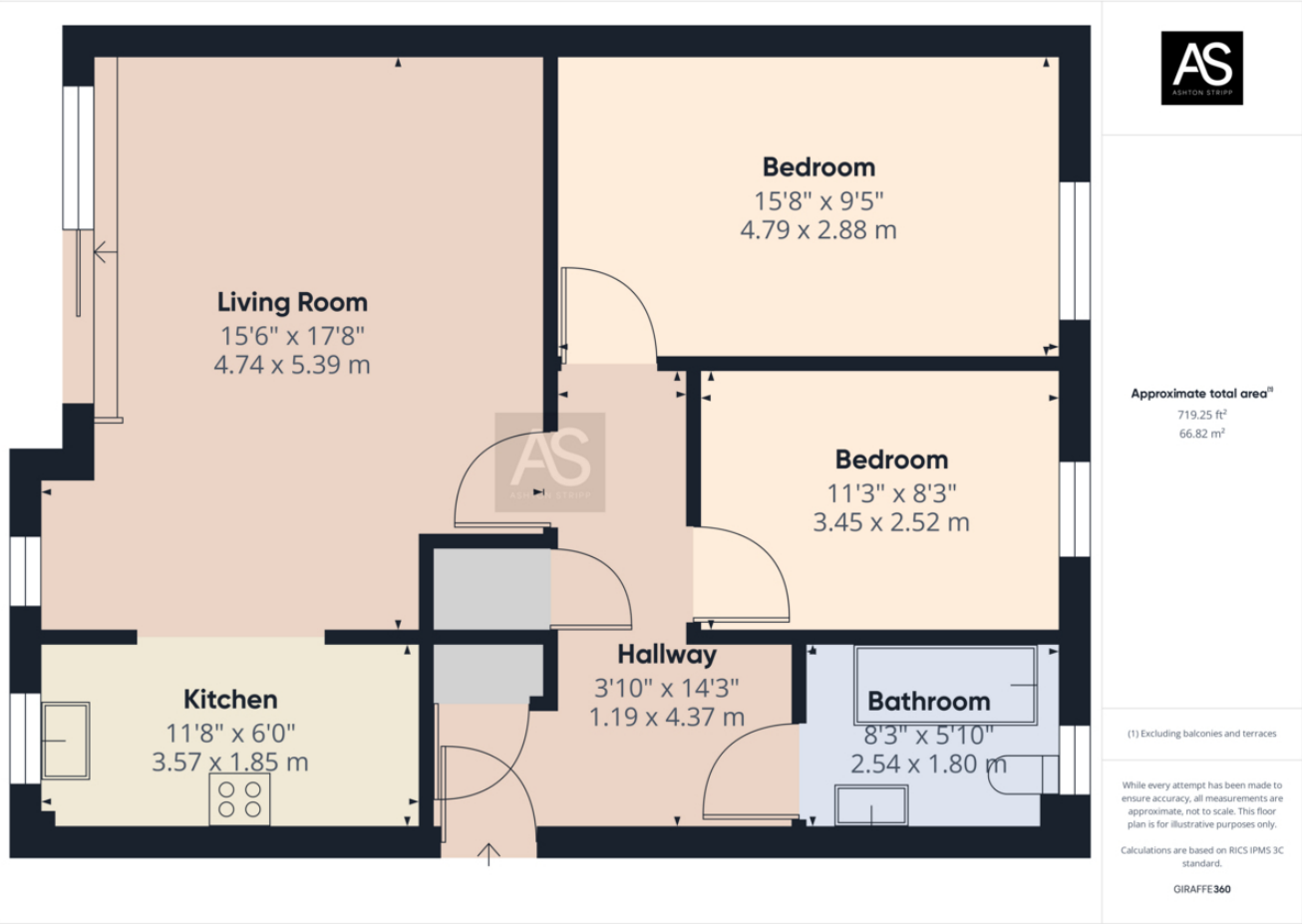
Ground Rent is £150 per annum - fixed until 2029





- Sold with sitting tenant – ideal investment opportunity
- Spacious lounge/diner with sliding doors leading to a private balcony
- Characterful wooden ceiling beams throughout
- Modern open-plan kitchen with integrated oven, hob, and space for washing machine, dishwasher, and fridge freezer
- Two good sized double bedrooms
- Stylish bathroom with shower over the bath
- Ample storage cupboards
- Electric heating throughout
- Allocated parking space
- Close to mainline station and local amenities





Ashton Stripp  
33 High Street, Battle, TN33 0AE  
ashtonstripp.com | 01424 772954

