



Tollgates, Battle, TN33

Offers In Excess Of £230,000

 2  1

Ashton Stripp

ashtonstripp.com | 01424 772954

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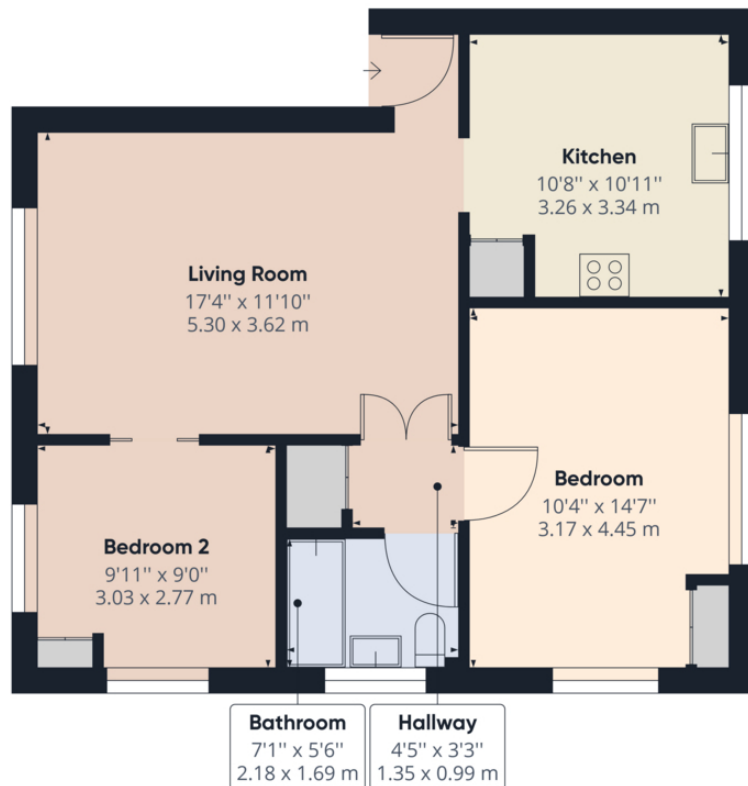


Stylish, light-filled and fully refitted, this first-floor flat pairs modern design with everyday comfort. Featuring a new heating system, integrated kitchen, sleek bathroom, and low £600 annual maintenance, it's turnkey living with a long lease and share of freehold.



- Fully refitted first-floor flat, modernized in the last two years.
- New heating system for efficient temperature control.
- Contemporary bathroom with new fittings, including gold accents.
- Modern kitchen featuring compressed worktops and a range of units and drawers.
- Bright living room with new flooring and front aspect for natural light.
- Both bedrooms are double aspect, enhancing light and space.
- Additional storage with large cupboard housing the new boiler.
- Breakfast bar in the kitchen for casual dining, plus additional storage cupboard.
- Main bedroom features a spacious double layout with a dedicated storage cupboard.
- Practical and stylish new flooring, doors, and fittings throughout the flat.





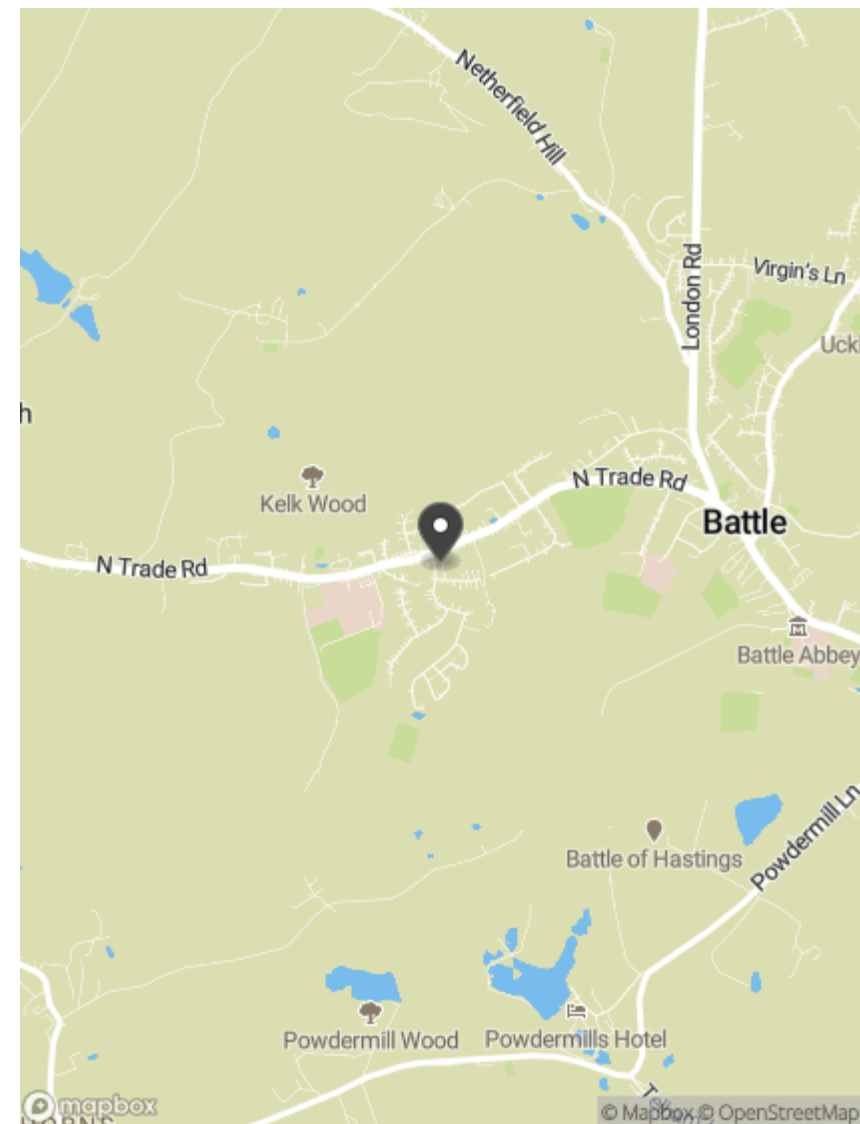
PAUL STRIPP
ESTATE AGENT

Approximate total area⁽¹⁾
658.27 ft²
61.16 m²

(1) Excluding balconies and terraces

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



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	