



**13a High Street,
Battle, East Sussex TN33 0AE
£1,100 Per Month**

Centrally located on the High Street within the heart of this bustling market town is this spacious and characterful split level flat. Within walking distance of all the local amenities, schools and mainline station serving London Charing Cross. EPC rating E and council tax band D.

The accommodation comprises a large sitting room, kitchen, bathroom with separate cloakroom and three bedrooms over two floors. (one with restrictions due to the beams). Terms: £1269 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424) 774440. We are members of The Property Ombudsman Scheme (D02464) and CMP (client money protect scheme CMP002697)



Property approached from the High Street to a share doorway, leading onto to a communal hall with flagstone flooring. A wooden glazed private door with steps lead up into the flat.

Landing

Electric heater.

Sitting Room

19'5 x 18'3 (5.92m x 5.56m)
Spacious room with two single glazed windows overlooking the High Street aspect, electric heater and storage heater, exposed timber beams, fitted corner cupboard and wall mounted lighting.

Kitchen

10'6 x 11'9 (3.20m x 3.58m)
Fitted with wall and base mounted units with a wooden work surface over, open shelving, traditional; window to rear aspect with window seat, space for washing machine and fridge/freezer, integral oven with cooker hood over, 1 1/2 bowl sink with drainer and mixer tap and ceiling lighting.

Bedroom One

20'2 x 13 to the max reducing to 7'6 (6.15m x 3.96m to the max reducing to 2.29m)

With window to front aspect, built-in wardrobes and further under stairs storage, electric heater and wall mounted lighting.

Bathroom

10'3 x 5'8 (3.12m x 1.73m)
Fitted with a pedestal wash hand basin with hot and cold taps, bath with mixer tap and shower attachment with further fixed rainfall shower head, part tiled walls, lighting, feature fireplace, extractor, heated towel rail and airing cupboard.

Cloakroom

Fitted with a high level w.c, lighting and obscured window to rear aspect.

Second Floor

Stairs leading up from the landing.

Bedroom Two

9'7 x 13'4 within the eaves (2.92m x 4.06m within the eaves)

With window to front aspect, lighting, built in cupboard and electric heater.

Bedroom Three

17'9 x 12'3 within the eaves (5.41m x 3.73m within the eaves)

Window to front aspect, exposed beams (please note with a low floor beam), lighting and electric heater.

Agents note:

The property has electric heating and is a grade II listed building and has mains drainage. Although there is no parking directly at the property nearby parking is available via the council car parks or road side pay as you go parking, permits are available via the council please visit Rother Councils Website for more details.

It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	

