

**RUSH
WITT &
WILSON**



**3 High Street, Battle, East Sussex TN33 0AE
£500,000**

Nestled in the heart of the historic High Street in Battle, this charming property offers a unique opportunity for those seeking a blend of residential and commercial space. The three bedroom maisonette is set across three floors, boasting a characterful interior with exposed beams that exude a sense of warmth and tradition.

Overlooking the historic Battle Abbey, this property not only provides a comfortable living space but also features a shop front with a cellar in a prime location. Currently leased to a tenant keen on continuing their occupancy. The enclosed courtyard adds a touch of privacy to this versatile space, perfect for those looking to explore various business or living options.

Whether you're envisioning a quaint family home with a small business at your doorstep or seeking an investment opportunity with existing rental income, this property on High Street presents a myriad of possibilities. Don't miss out on the chance to own a piece of history in this vibrant and sought-after location.



The property is approached via a solid wood front door sign posted Abbey Cottage. leading to a walk way (we have been advised the neighbour and Burtons tea rooms also have a right of access). This then leads to

Kitchen

9'6" x 10'5" (2.9 x 3.2)

Fitted with wall and base units with a wood effect works surface and single bowl stainless steel sink with drainer and mixer tap, integral oven, space for washing machine and fridge/freezer, open shelving, cupboard housing the gas fired wall mounted boiler, ceiling lighting, radiator, window to rear courtyard aspect. wooden and glazed door leading to:-

First Floor

Stairs lead up onto:-

Landing

With exposed timbers, wealth of exposed beams lighting and stairs to second floor.

Sitting Room

16'0" x 9'10" (4.9 x 3)

With a wealth of exposed wall and ceiling timbers, wooden sash windows to front aspect with views of the Abbey and Green, exposed brick fireplace, built-in storage cupboard, radiator and lighting.

Bedroom One

9'2" x 11'1" (2.8 x 3.4)

With a delightful outlook directly onto the Abbey and Green via wooden sash windows, Exposed ceiling and wall timbers, radiator and door into:-

En-suite Shower Room

9'2" x 4'11" extending to 7'2" (2.79m x 1.50m extending to 2.18m)

This room is restricted in the eaves at the widest measurement making the space suitable for storage. Fitted with a low level w.c, vanity wash hand basin with storage beneath and mixer tap, shower, part tiled walls, wooden window to rear aspect, radiator and lighting,

Second Floor

Bathroom

5'2" x 6'10" (1.6m x 2.1m)

Fitted with a low level w.c, bath with mixer tap and shower attachment, pedestal wash hand basin with lighting , extractor, part tiled walls

Attic Bedroom

9'10" x 9'6" (3m x 2.9m)

Within the eaves, exposed beams, wall mounted lighting, radiator and window to front aspect overlooking the Abbey and Green.

Attic Bedroom

9'2" x 9'10" (2.8m x 3m)

Within the eaves, exposed timber beams, lighting, radiator and window to front aspect overlooking the Abbey and Green.

Outside

Courtyard Garden

A delightful paved and enclosed courtyard, ideal for alfresco dining accessed via the passage way backing onto the kitchen.

Commercial Shop

The front ground floor level of this property is arranged as a shop/front business. We are advised this is under one title. the current occupier is on a 6 month lease that expires at the end of March . A rental income of £220 pw is currently achieved. the shop pays its own water and electric bill and a 1/3 towards the building insurance.

Shop

20'0" x 18'0" to the maximum (6.1m x 5.5m to the maximum)

Accessed via a wooden door, lighting, window to front aspect overlooking the Abbey and Green, inglenook fireplace, painted exposed beams. Stairs lead down to:-

Cellar

10'9" x 11'1" (3.3m x 3.4m)

Divided to form a cloakroom with a low level w.c wash hand basin and lighting and a separate store room/kitchenette with a wash hand basin, lights and shelving.

Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

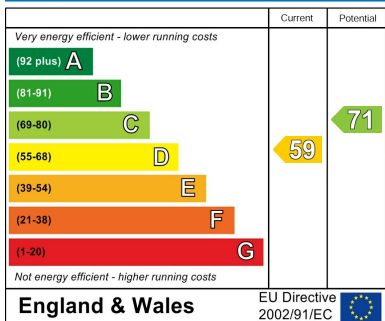
Council Tax: Band C for the maisonette.



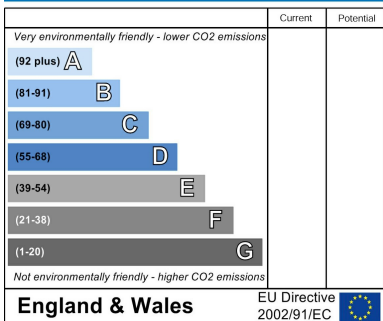




Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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