

RUSH  
WITT &  
WILSON



**3 Shirlea View, Battle, East Sussex TN33 0UU**  
**Offers In Excess Of £215,000**

In the charming area of Shirlea View, Battle, this exquisite ground floor flat offers a perfect blend of modern living and convenience. Recently refurbished, the apartment is ideally situated within walking distance of the mainline station, providing easy access to London Charing Cross, as well as the vibrant High Street of Battle.

Upon entering, you are welcomed by a bright entrance hall that leads to a newly fitted kitchen, designed to meet all your culinary needs. The spacious sitting/dining room is perfect for both relaxation and entertaining, creating a warm and inviting atmosphere. The flat boasts two well-proportioned bedrooms, one of which features a built-in wardrobe, providing ample storage space. A newly appointed shower room adds to the contemporary feel of the property.

Outside, you will find a small, level garden, ideal for enjoying the fresh air or tending to your plants. The property also includes an allocated parking space, ensuring convenience for residents with vehicles. Additional benefits of this delightful flat include electric heating, double glazing, and newly laid flooring throughout, enhancing both comfort and energy efficiency.

This property is available for viewings and holds an EPC rating of D, making it a fantastic opportunity for those seeking a modern home in a desirable location. Don't miss the chance to make this lovely flat your new residence.

**Covered Entrance**

Wooden glazed door leading into:-

**Entrance Hall**

Electric wall mounted heater, cupboard housing immersion tank.

**Kitchen**

12'1 x 5'5 (3.68m x 1.65m)

Newly appointed with matching high gloss wall and base mounted units, works surface with complementing surround, single bowl sink with drainer and mixer tap, integral oven and hob with cooker hood over, space for washing machine and fridge/freezer, double glazed window to front aspect.

**Sitting/Dining Room**

22'6 x 9'7 (6.86m x 2.92m)

Measured into double glazed bay with double doors allowing garden access, two electric wall mounted heaters.

**Bedroom One**

9'5 x 10'6 (2.87m x 3.20m)

With double glazed window to rear aspect, wall mounted electric heater and built-in wardrobe with sliding doors.

**Bedroom Two**

6'2 x 11'9 (1.88m x 3.58m)

Double glazed window to front aspect, electric wall mounted heater.

**Shower Room**

Newly appointed and fitted with a low level w.c, pedestal wash hand basin with mixer tap, large walk-in shower with fixed glass screen shower with handheld attachment and fixed rainfall shower head, extractor, chrome heated towel rail.

**Outside****Parking**

There is one allocated space with the property.

**Garden**

There is a level lawned garden to the rear with a laurel hedge and low picket style fence, as well as a small area to the front of the property planted with shrubs.

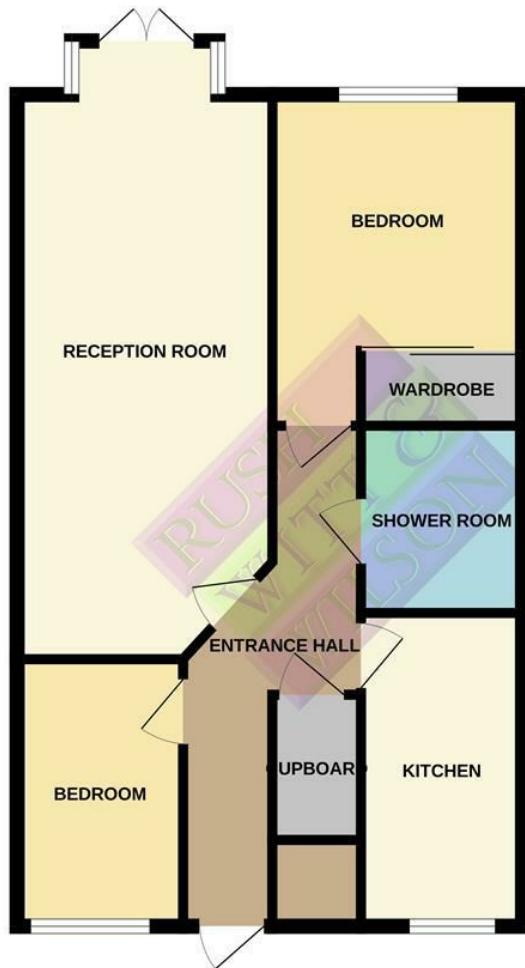
**Agents Note**

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

GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 636 sq.ft. (59.1 sq.m.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan, the dimensions of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any omission or mis-statement. This plan is for illustrative purposes only and should not be relied upon as being a statement of fact. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                                   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |         |           |
| (81-91) B  |         |           |
| (70-80) C  |         |           |
| (55-69) D  | 67      | 78        |
| (39-54) E  |         |           |
| (21-38) F  |         |           |
| (1-20) G   |         |           |
| Not energy efficient - higher running costs                |         |           |
| England & Wales  |         |           |
| EU Directive 2002/91/EC                                    |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) A |         |           |
| (81-91) B  |         |           |
| (70-80) C  |         |           |
| (55-69) D  |         |           |
| (39-54) E  |         |           |
| (21-38) F  |         |           |
| (1-20) G   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                |         |           |
| England & Wales  |         |           |
| EU Directive 2002/91/EC  |         |           |



