

**RUSH
WITT &
WILSON**



**Flat 2, Telham House Station Approach, Battle, East Sussex TN33 0BG
Offers In The Region Of £220,000 - Leasehold**

Positioned in the heart of Battle, this modern purpose-built flat offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms and a spacious reception room, this property is perfect for a variety of buyers, including first-time homeowners, investors, commuters and those looking to downsize. The flat boasts an abundance of natural light, creating a warm and inviting atmosphere throughout. Step outside onto your private balcony, where you can enjoy a breath of fresh air and take in the charming surroundings. The property also features electric heating, ensuring a cosy environment during the cooler months. One of the standout features of this flat is its prime location. Situated directly opposite Battle's main line train station, commuting to nearby towns and cities is a breeze. Additionally, you are just a short stroll away from local amenities, picturesque countryside walks, and the renowned High Street, which is brimming with shops, cafes, and restaurants. For added convenience, the property includes a designated parking space, along with an additional space for visitors. Residents will also benefit from a communal bicycle shed and lift access, making this flat accessible for all. In summary, this two-bedroom flat on Station Approach is an excellent opportunity for those seeking a modern living space in a vibrant community. With its ideal location and thoughtful features, it is sure to appeal to a wide range of buyers. Don't miss your chance to make this lovely flat your new home. We are aware there are restrictive covenants on the property, further details available upon request.





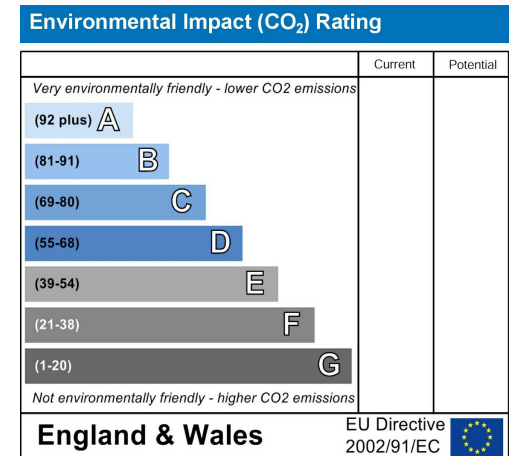
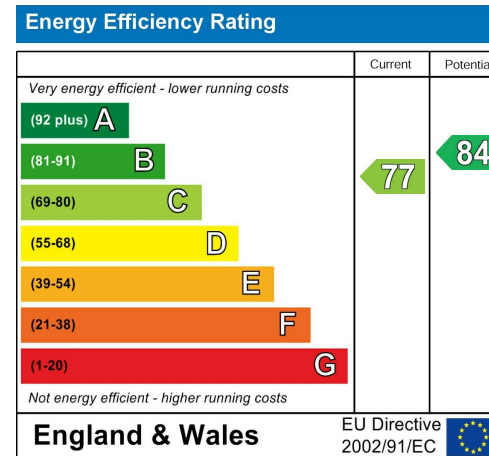
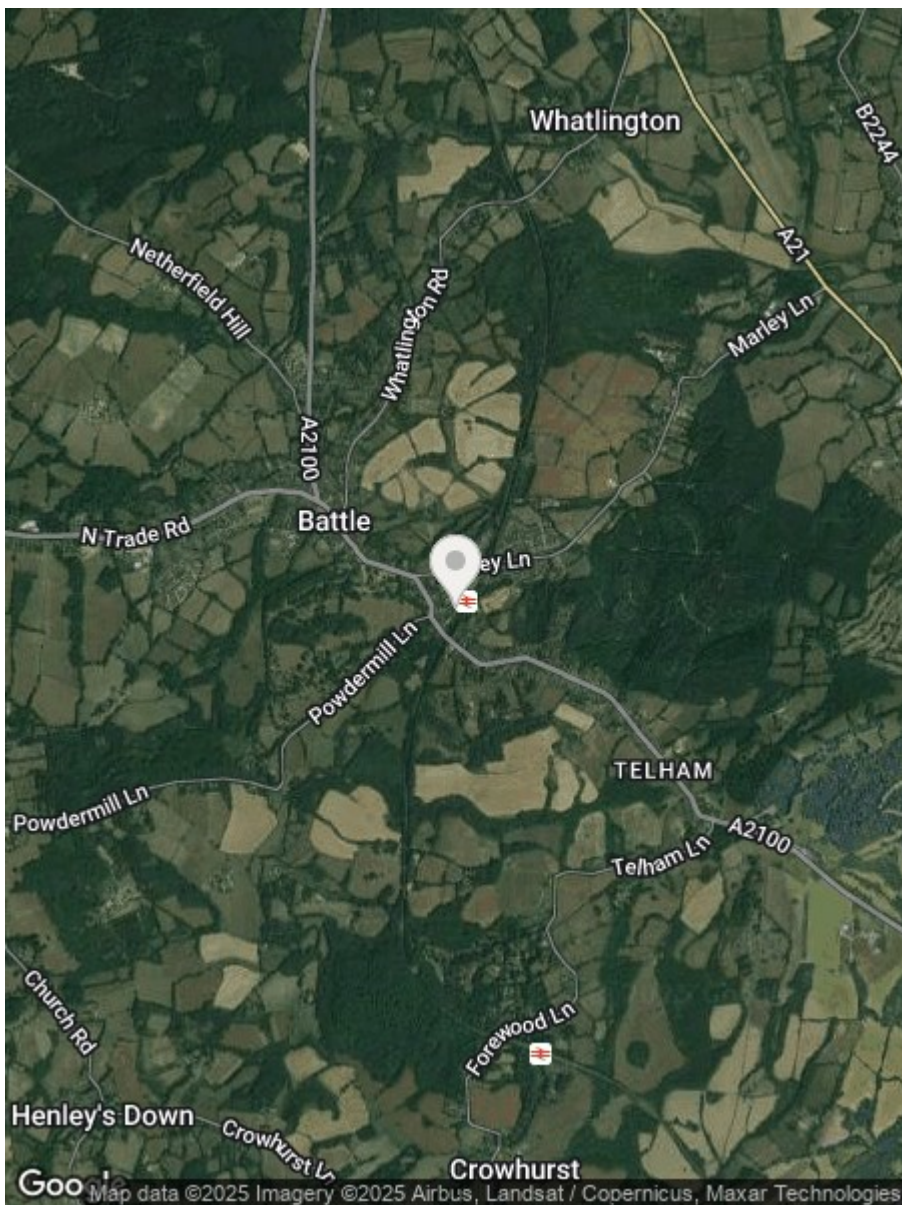


GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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There is 104 years remaining on the lease, we have been advised that the current maintenance charge is £2,850 per annum and the ground rent is £150 per annum.

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