

**RUSH
WITT &
WILSON**



RUSH
WITT &

Flat 9, Telham House, 13 Station Approach, Battle, TN33 0BG
£199,950 Leasehold

Occupying a desirable position on the second floor of a well-maintained modern development, this beautifully presented two-bedroom apartment delivers style, comfort and convenience in abundance. From the moment you step inside, the sense of light and space is immediately apparent, with an inviting open-plan lounge and dining area that provides the perfect setting for both everyday living and entertaining friends. Sliding doors lead out to a private balcony – an ideal spot for morning coffee, evening drinks, or simply watching the world go by in peace. The contemporary kitchen blends seamlessly with the living space and comes fitted with an oven and hob, along with designated spaces for a washing machine, dishwasher and fridge freezer, allowing you to tailor the set-up to your needs. Both bedrooms are generous doubles, offering flexibility for guests, home working, or a comfortable retreat at the end of the day. A stylish bathroom, complete with shower over the bath, adds a touch of modern luxury, while the charm of exposed wooden beams and well-planned storage solutions enhance the appeal even further. Practicality is well covered here – with electric heating throughout, an allocated parking space, and the choice of lift or stair access. The location makes day-to-day life effortless, with local shops, schools, and a mainline station all just a short walk away, putting London and the coast within easy reach. Whether you are taking your first step onto the property ladder or searching for a ready-made rental investment, this chain-free apartment with its long lease offers an exceptional opportunity to secure a home that's as convenient as it is inviting.









Approximate total area⁽¹⁾

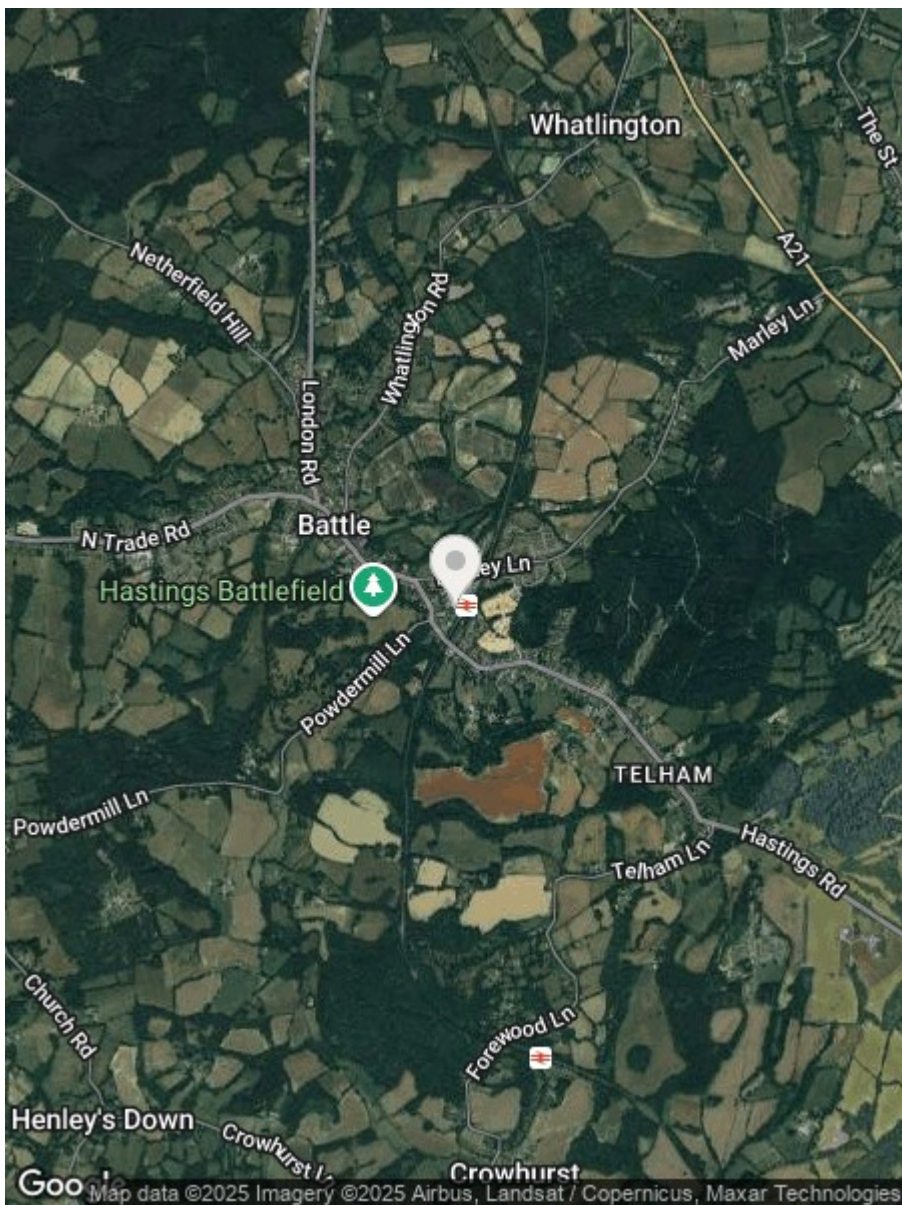
66.2 m²

713 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	82
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**