

**RUSH
WITT &
WILSON**



3 High Street, Battle, East Sussex TN33 0AE
Offers In The Region Of £425,000 Freehold

Offered for sale as a whole freehold building, this beguiling three-storey maisonette with commercial shop below rises above Battle's historic High Street, standing in the shadow of Battle Abbey itself, the very site where England's story turned in 1066, offering a genuine slice of history with the Abbey walls and Green visible from the doorstep. Step through the arched walkway into a world of exposed beams, sash windows and soft cream carpets, the kitchen fitted with grey units and wood-effect worktops overlooking the private courtyard garden, a sun-dappled retreat for morning coffee or evening wine, hidden entirely from the bustle beyond. Upstairs, the main bedroom's en-suite and the top floor's two further bedrooms make this the kind of home that could just as easily become a weekend bolt-hole, a lovingly styled holiday let, or a cottagey retreat for those craving slower mornings within sight of the Abbey itself. And then there is the shop, held under the same title as the rest of the building but separately metered for its own utilities, a striking commercial space facing the Green, alive with footfall from Abbey events, market days and the steady tide of visitors making their way up from the station. The current three month lease runs until the end of September 2026, giving continued income in the short term, with vacant possession available thereafter for a buyer who wants to shape the space into something entirely their own, be that a boutique, a café, or simply extra living space. This is a property with room to dream in every direction: a home, an income, an investment, or all three at once. Everyday life here is every bit as convenient as it is characterful, with Battle mainline station, Claverham Community College, and the town's GP and dental surgeries all within easy reach, alongside the High Street's shops and cafés and the Abbey grounds on your doorstep.



Entrance

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

9'3 x 11' (2.82m x 3.35m)
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

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

Living Room

16 x 10'3 (4.88m x 3.12m)
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

10'10 x 9'7 (3.30m x 2.92m)
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

9'3 x 9'5 (2.82m x 2.87m)
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

Landing

Bathroom

5'9 x 7'1 (1.75m x 2.16m)
Low level wc, bath with mixer tap and shower attachment, pedestal wash hand basin, lighting , extractor, part tiled walls

Attic Bedroom

10'11 x 7'8 (3.33m x 2.34m)
Set within the eaves, exposed beams, wall mounted lighting, radiator and window to front aspect overlooking the Abbey and Green.

Attic Bedroom

11' x 7'10 (3.35m x 2.39m)
Set 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 three month lease which runs until the end of September 2026. A rental income of £220 pw is currently achieved and the shop pays its own water and electric bill and a 1/3 towards the building insurance.

Shop

17'10 x 20'9 (5.44m x 6.32m)
Accessed via a wooden door, lighting, window to front aspect overlooking the Abbey and Green, inglenook fireplace, painted exposed beams. Stairs lead down to:-

Basement

10'6 x 12'1 (3.20m x 3.68m)
Divided to form a cloakroom with a low level wc, wash hand basin and lighting and a separate store room/kitchenette with a wash hand basin, lights and shelving.

Agents Note

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>





Floor -1



Floor 0

Approximate total area⁽¹⁾

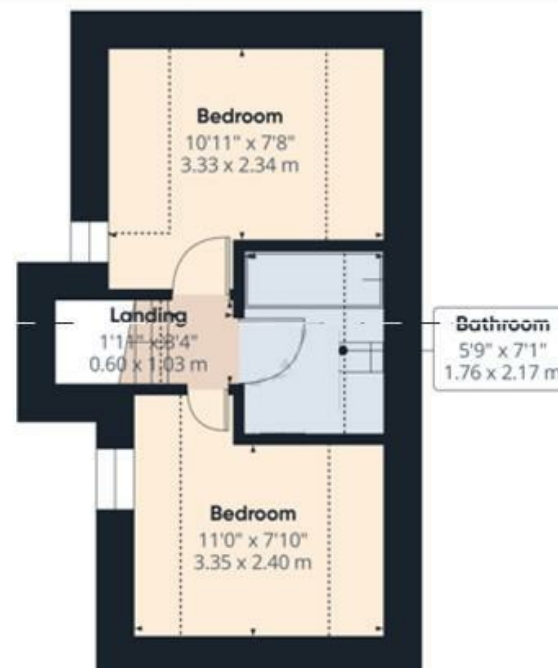
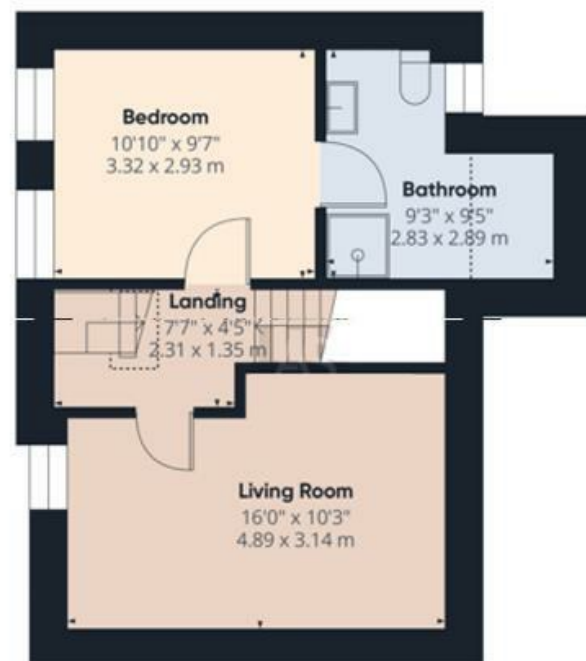
1185 ft²

110 m²

Reduced headroom

103 ft²

9.5 m²

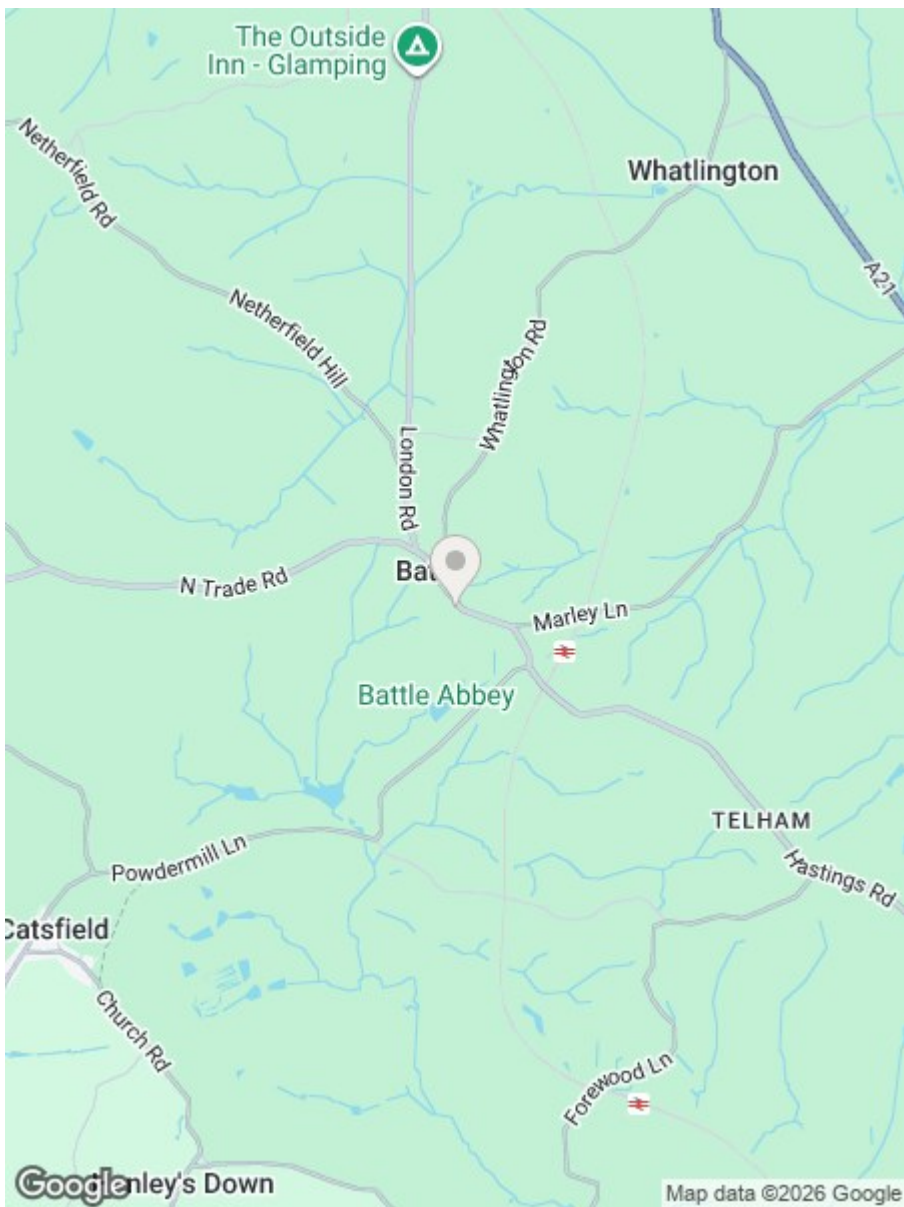


(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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



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		
England & Wales	EU Directive 2002/91/EC	71

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	

Council Tax Band - TBA

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