



## 49 High Street, Battle

£200,000 Leasehold

Grade II listed 2-bed flat with beams, vaulted ceilings & character throughout. Modern kitchen, spacious living room, flexible dining area, bathroom with shower, utility room & storage. Central High Street location close to shops, cafés & transport links.



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You enter the flat through a **utility room** with tiled flooring, a wooden worktop, and space for a washing machine and freezer. This room also houses the boiler and leads to the staircase.

The **stairs**, finished with a grey carpet, bring you up to the **kitchen** on the left. The kitchen has a black tiled floor, navy blue wall and base units, a Bosch induction hob, a double oven, and grey laminate worktops. It also benefits from a built-in fridge and dishwasher, while spotlights give it a clean, practical finish.

Next is the **living room**, which stands out for its character. Exposed beams and a vaulted ceiling create an open feel, while pendant lighting and grey carpeting make the space comfortable.

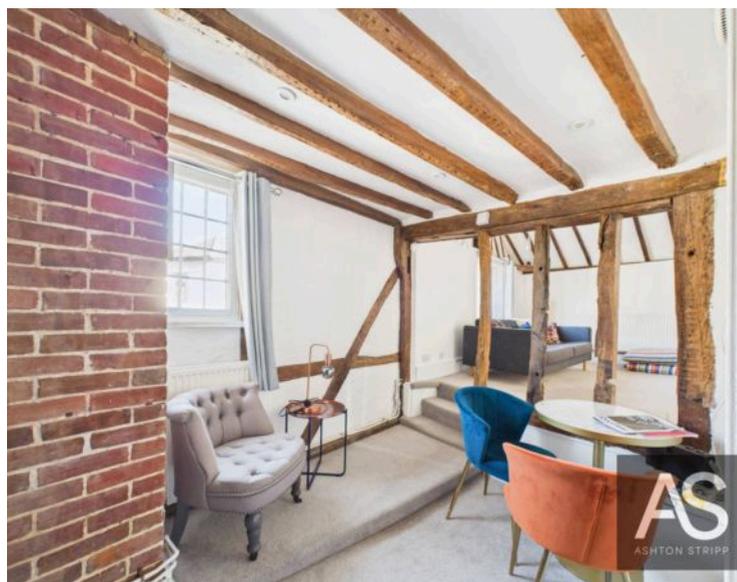
Off the living room is the **bathroom**, fitted with a white suite, including a bath with shower over, a pedestal sink, and a chrome towel rail. The flooring is a mosaic-patterned laminate.

Steps lead down into a **dining area or second living space**. Beams partition the room, and an exposed brick feature in one corner adds texture. Spotlights keep the space bright.

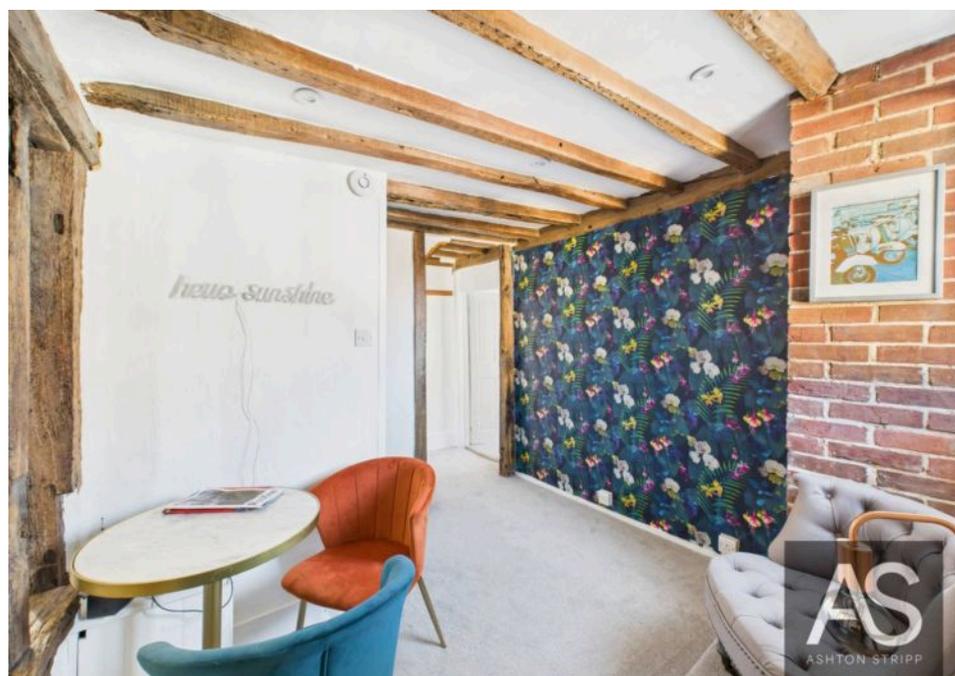
In the hallway, there is a **storage cupboard** before reaching the **first double bedroom** at the front. This room overlooks the High Street and includes beams, spotlights, and grey carpet.

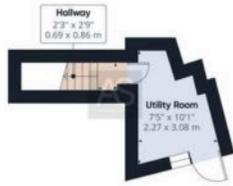
Another staircase takes you to the **second double bedroom**, a good-sized room with built-in storage, beams, and views over the High Street. Grey carpeting continues here.

The flat is set in a central High Street position, placing shops, cafés, and local amenities within easy reach. Its location offers the convenience of town-centre living, while the Grade II listed setting adds a sense of history and character. Transport links are also accessible nearby, making it practical for commuting and day-to-day travel.



- Grade II listed building – full of period character with exposed beams and original features.
- Spacious living room – vaulted ceiling adds height and light, complemented by pendant lighting.
- Modern kitchen with navy blue units, Bosch induction hob, double oven, built-in fridge and dishwasher, plus generous practical worktop space
- Flexible dining/second living area – beams create natural partitions, with exposed brick detail.
- Two double bedrooms – both with views of the High Street, beams, and good proportions.
- Practical utility room – tiled floor, wooden worktop, space for appliances, and boiler housing.
- Contemporary bathroom – white suite with shower over bath, mosaic-pattern flooring, and chrome towel rail.
- Good storage – built-in cupboards in the upper bedroom plus additional hallway storage.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

762 ft<sup>2</sup>  
70.7 m<sup>2</sup>

Reduced headroom

91 ft<sup>2</sup>  
8.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 R/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.

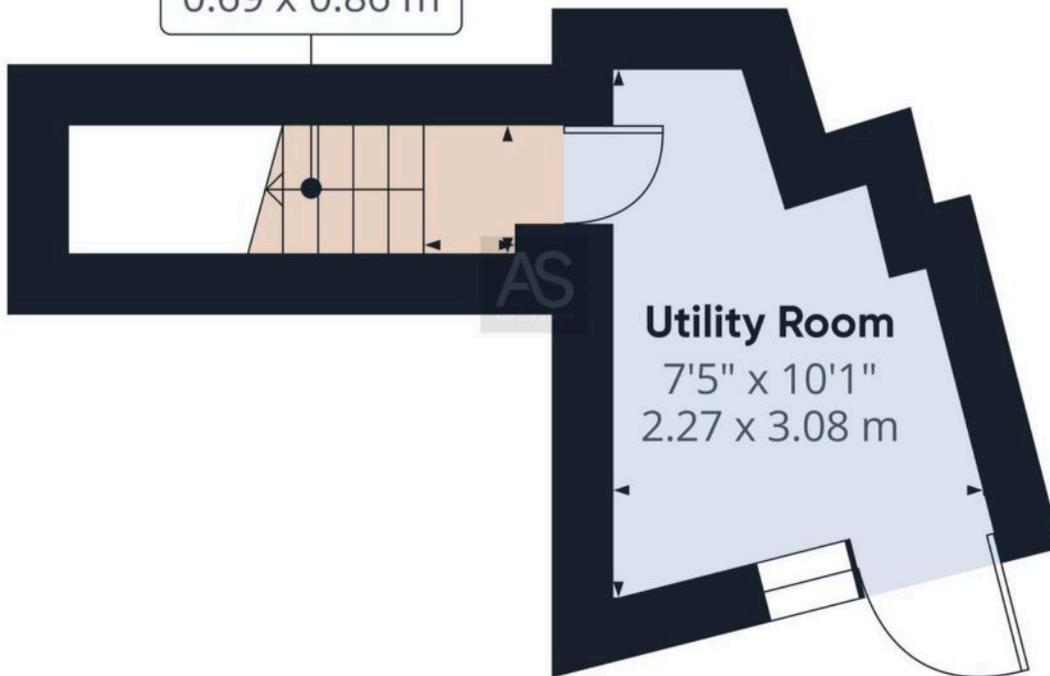
GIRAFFE 360



Floor 2



**Hallway**  
2'3" x 2'9"  
0.69 x 0.86 m



Floor 0

Approximate total area<sup>(1)</sup>

80 ft<sup>2</sup>  
7.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE 360