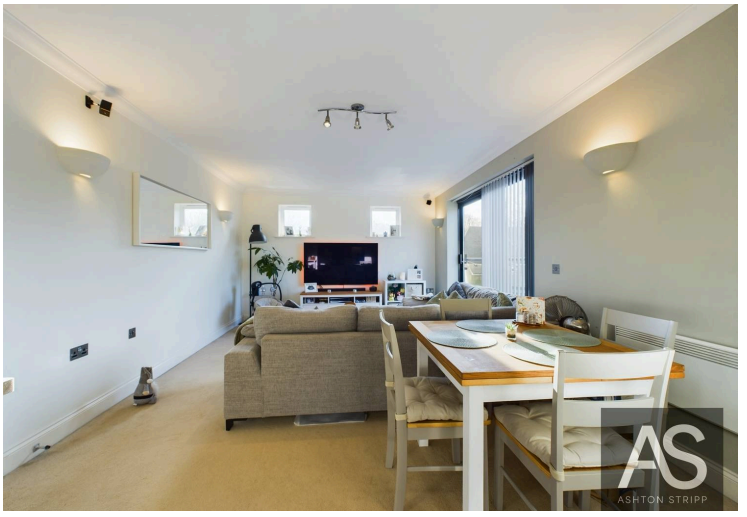


Flat 2, Telham House, 13 Mitre Way

£190,000 Leasehold

Bright and well-presented two-bedroom first-floor flat directly opposite Battle station and within walking distance of the High Street. Features include a spacious lounge with balcony, modern kitchen, recently renovated bathroom, lift access, allocated parking space, and a long lease. Ideal for commuters, first-time buyers, downsizers, or investors. Guide price £200,000 - £210,000

ASHTON STRIPP

01424 772954
info@ashtonstripp.co.uk
33 High Street,
Battle,
TN33 0EH

Positioned directly opposite Battle station and within easy walking distance of the High Street, this bright first-floor apartment offers a straightforward, low-maintenance lifestyle in the centre of town. Whether it's an easy morning commute, a coffee from one of the nearby cafés, or a weekend walk through the surrounding countryside, the location makes day-to-day living simple and convenient. Guide price £190,000 - £210,000

Stepping inside, the entrance hall provides useful built-in storage and access to all rooms. The main living space is bright and welcoming, with large front-aspect windows and sliding doors opening onto a private balcony, allowing plenty of natural light to flow through the room. The kitchen sits just off the lounge and has been fitted with sleek white units, grey worktops, an integrated cooker and hob, space for a dishwasher, and an additional side window that keeps the room feeling light throughout the day.

Both bedrooms are comfortable doubles, with the main bedroom enjoying a bright front-facing outlook. The bathroom has been recently renovated in a clean, contemporary style with neutral tiling, modern spotlights, laminate flooring, and a bath with shower over.

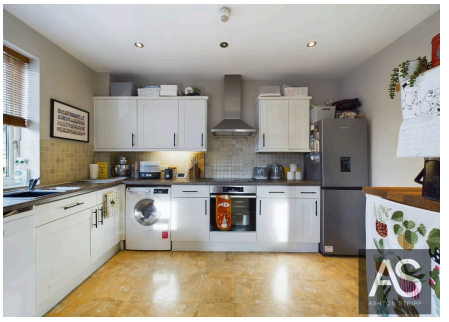
The building also benefits from lift access, an allocated parking space, electric heating throughout, and a long lease with over 90 years remaining. The current vendor is suited, having already found another property to purchase.

Battle's High Street is just a short stroll away, offering independent shops, cafés, restaurants, and everyday amenities, while excellent rail links connect directly to London and the coast.

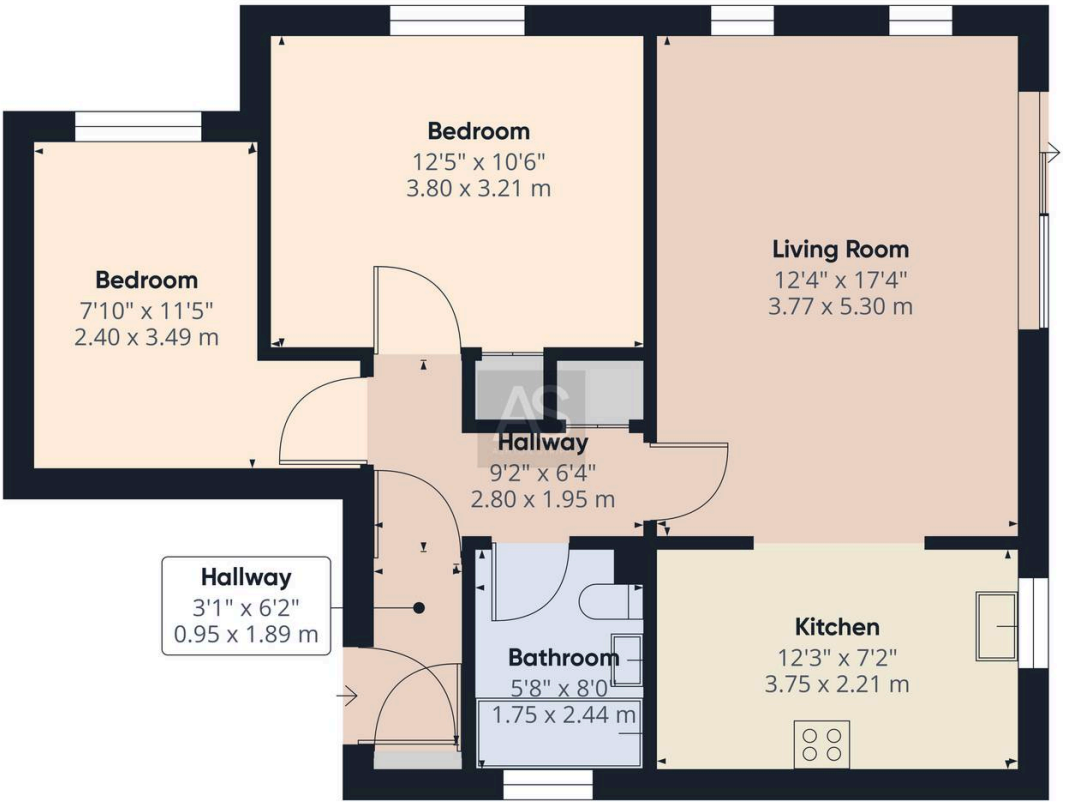
Additional Information:

- Allocated parking space
- Lease length: 90+ years remaining
- Service charge: Approx. £2,400 per annum
- Ground rent: Approx. £150 per annum
  Ground rent: £150 per annum

- Directly opposite Battle station
- First-floor apartment with lift access
- Bright lounge with private balcony
- Two well-proportioned double bedrooms
- Recently renovated contemporary bathroom
- Modern fitted kitchen with integrated cooker and hob
- Allocated parking space
- Long lease with 90+ years remaining
- Walking distance to Battle High Street and local amenities
- Ideal for commuters, first-time buyers, downsizers, or investors



Battle is a historic market town best known for its characterful High Street, independent shops, cafés, and excellent transport links. The property is positioned directly opposite Battle station, offering convenient rail connections to London and the coast, making it particularly well suited to commuters. The town also benefits from a range of local schools, supermarkets, pubs, and everyday amenities, while the surrounding countryside provides plenty of walking routes and green space to enjoy.



Approximate total area(1)

669.51 ft²

62.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360