

**RUSH
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WILSON**



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WITT &

**17 Mount Street, Battle, East Sussex TN33 0ER
£345,000 Freehold**

Nestled in the heart of the vibrant market town of Battle, this charming Grade II listed end terrace cottage offers a delightful blend of period features and modern living. With its prime location on Mount street, residents will find themselves just a short stroll away from a variety of shops, amenities, and the mainline station, making it an ideal choice for those seeking convenience and community. Upon entering the property, one is greeted by a warm and inviting sitting room, perfect for relaxation or entertaining guests. The well-appointed kitchen/dining room provides a lovely space for culinary pursuits and casual dining. The first floor boasts two comfortable bedrooms, alongside a well-fitted bathroom, ensuring ample space for family or guests. Additionally, there is a loft room which can be used as an occasional third bedroom, offering flexibility for various uses, whether as a study, guest room, or play area. The cottage is presented beautifully throughout, showcasing a wealth of period features that add character and charm. One of the standout features of this property is the surprisingly spacious garden, which provides a tranquil outdoor retreat, ideal for enjoying sunny afternoons or hosting gatherings. This delightful home is perfect for those who appreciate the charm of a period property while enjoying the conveniences of modern living. With its enviable location and well-maintained interiors, this cottage is a rare find in the sought-after town of Battle.

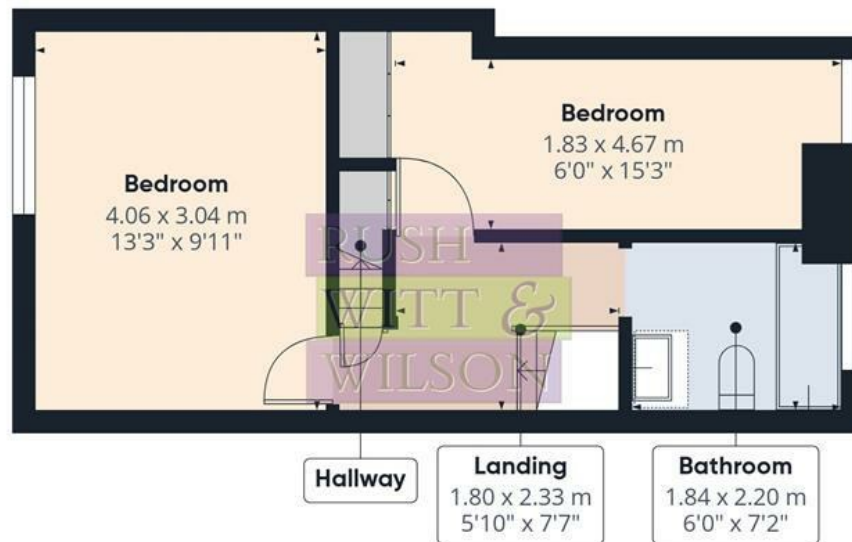




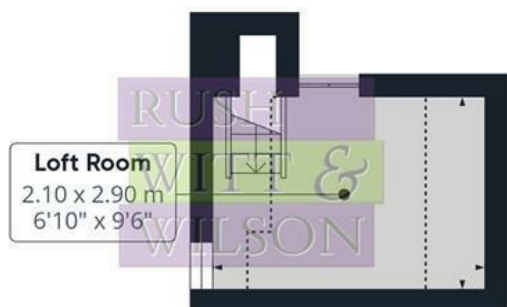




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

63.4 m²
683 ft²

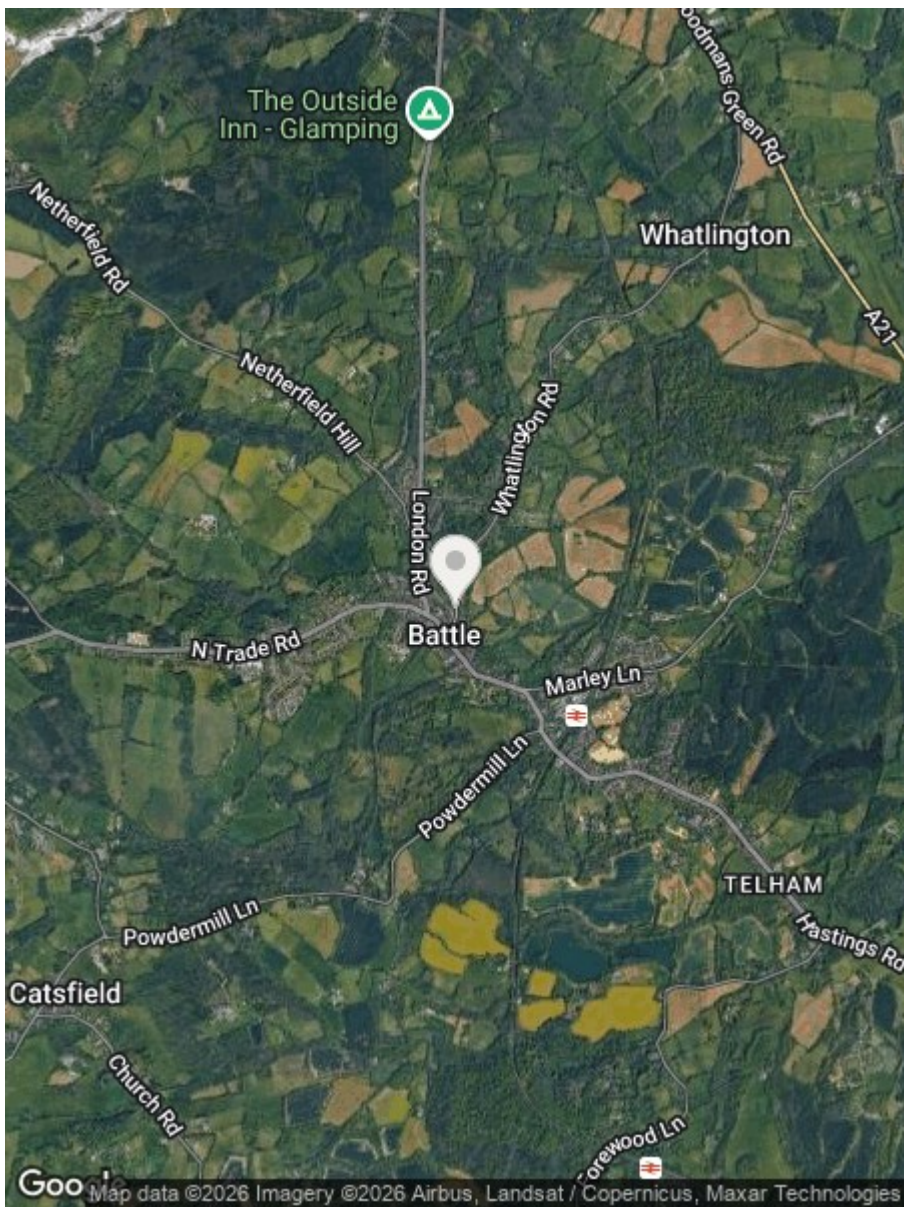
Reduced headroom

2.1 m²
23 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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

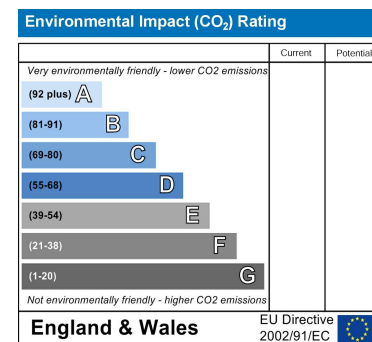
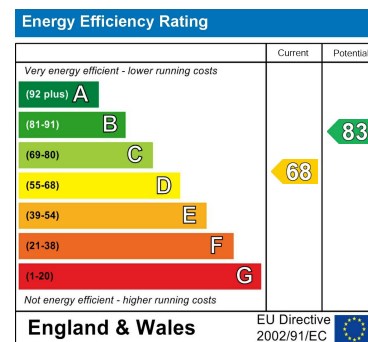


Council Tax Band - D

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.

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