


**21 Field Way, Battle, TN33 0FT**

**£246,000  Leasehold  Shared Ownership**

**Shared Ownership** Tucked away at the quiet end of a no through close, this light and spacious detached home enjoys a peaceful position on an established Battle development, yet is only a short walk from almost everything you could want. Bought new in 2022, it is a wonderfully easy home to move straight into, and the everyday routine here is a joy, with the historic High Street, the famous Battle Abbey, the mainline station, Claverham Community College, the recreation grounds, GP and dental surgeries and country walks all within easy reach on foot, so the school run, a stroll to the station or a weekend wander around the Abbey grounds never needs the car. The front garden is a real treat, with a planted border that frames the outlook from the house and gives a warm welcome home, while off road parking sits alongside a side gate leading through to the rear. Inside, the entrance lobby leads to a cloakroom, the stairs and the main living spaces. The dual aspect sitting room is a lovely place to relax, with French doors opening onto the garden, and the modern kitchen/dining room, also dual aspect, has its own French doors, so the whole ground floor feels bright and airy and flows easily outside on summer days. The generous rear garden is laid with a full width patio before stretching to lawn, perfect for family barbecues, morning coffee or simply unwinding after a busy week. Upstairs are three double bedrooms, one with an en-suite, along with the family bathroom, giving everyone their own space and making this an ideal home for families, couples looking to grow, or anyone wanting comfort and convenience in one of East Sussex's most sought after market towns. Full ownership available further details upon request.










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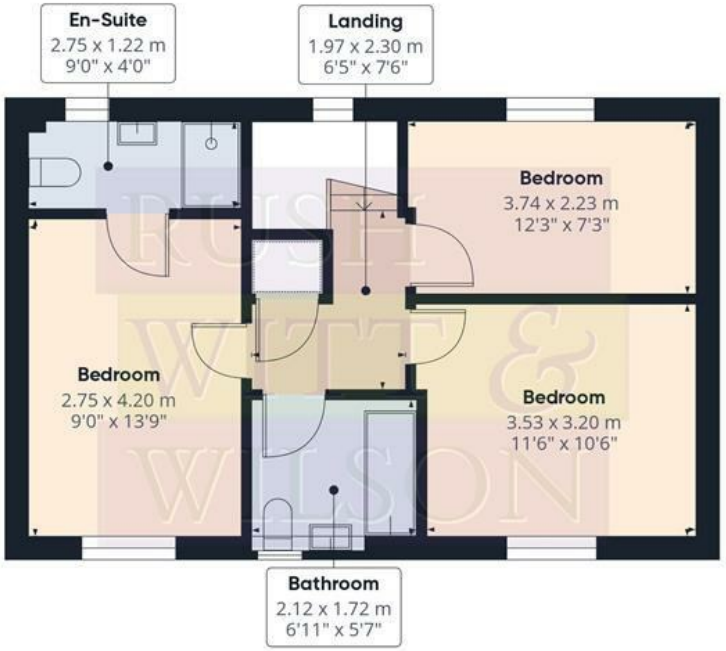
Floor 0




Floor 1

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**Approximate total area**(1)

88.8 m²

958 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.

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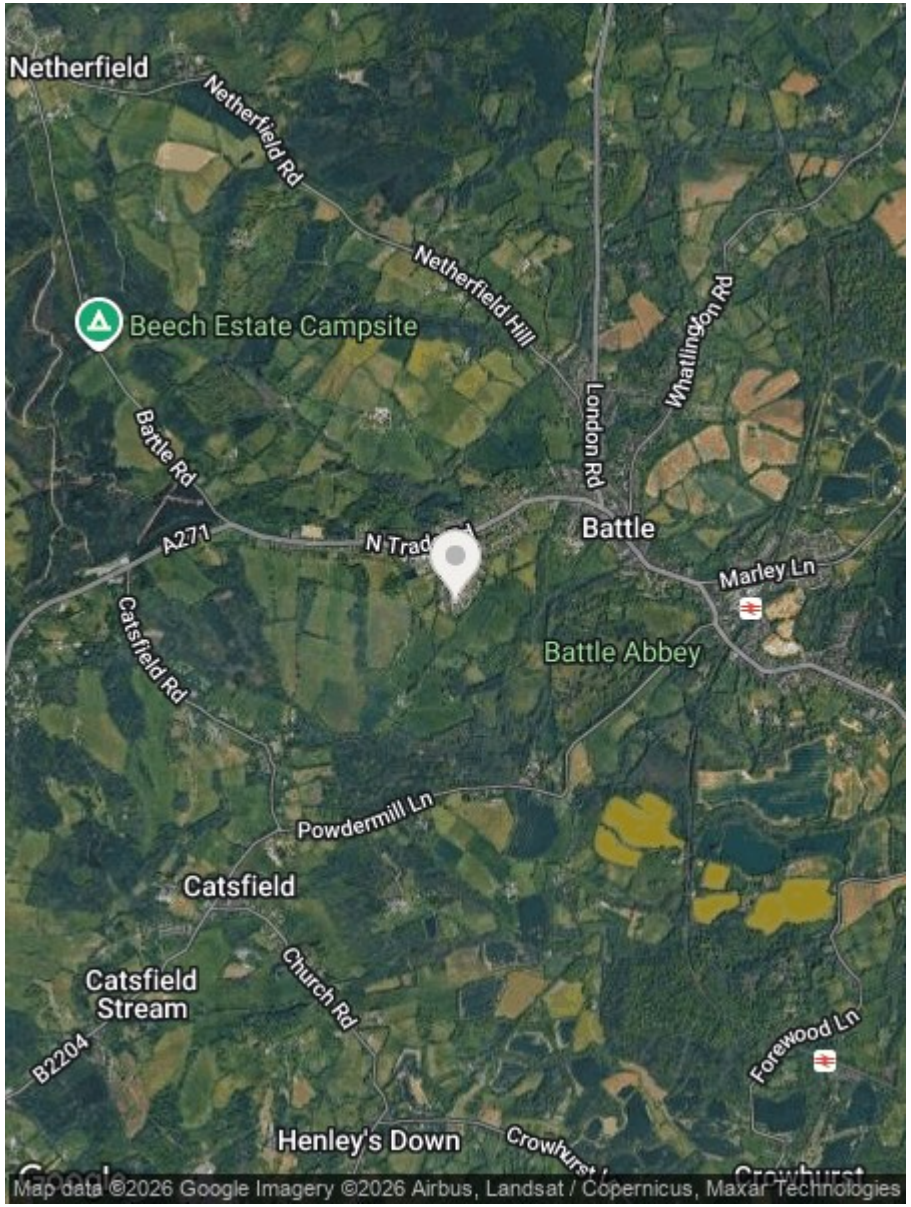


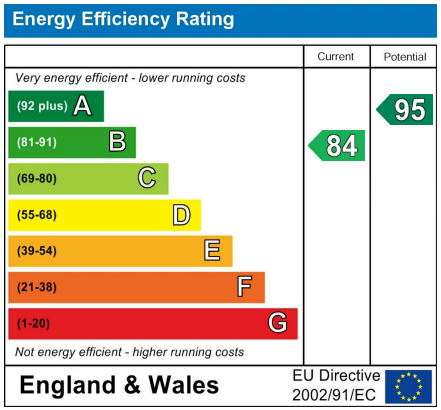


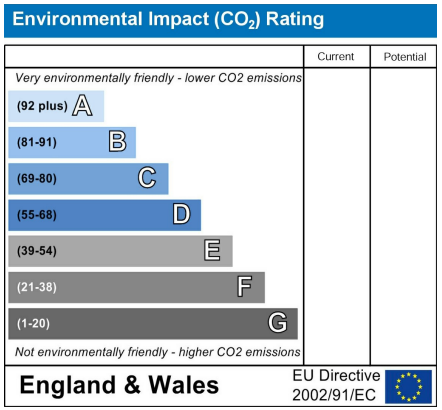


The vendor currently owns 60% of the property which is equal to £246,000 this requires an additional rent of £502.46 and a service charge of £217, this includes ground rent. Full ownership is also available.

Council Tax Band - E

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).

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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

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