

**RUSH  
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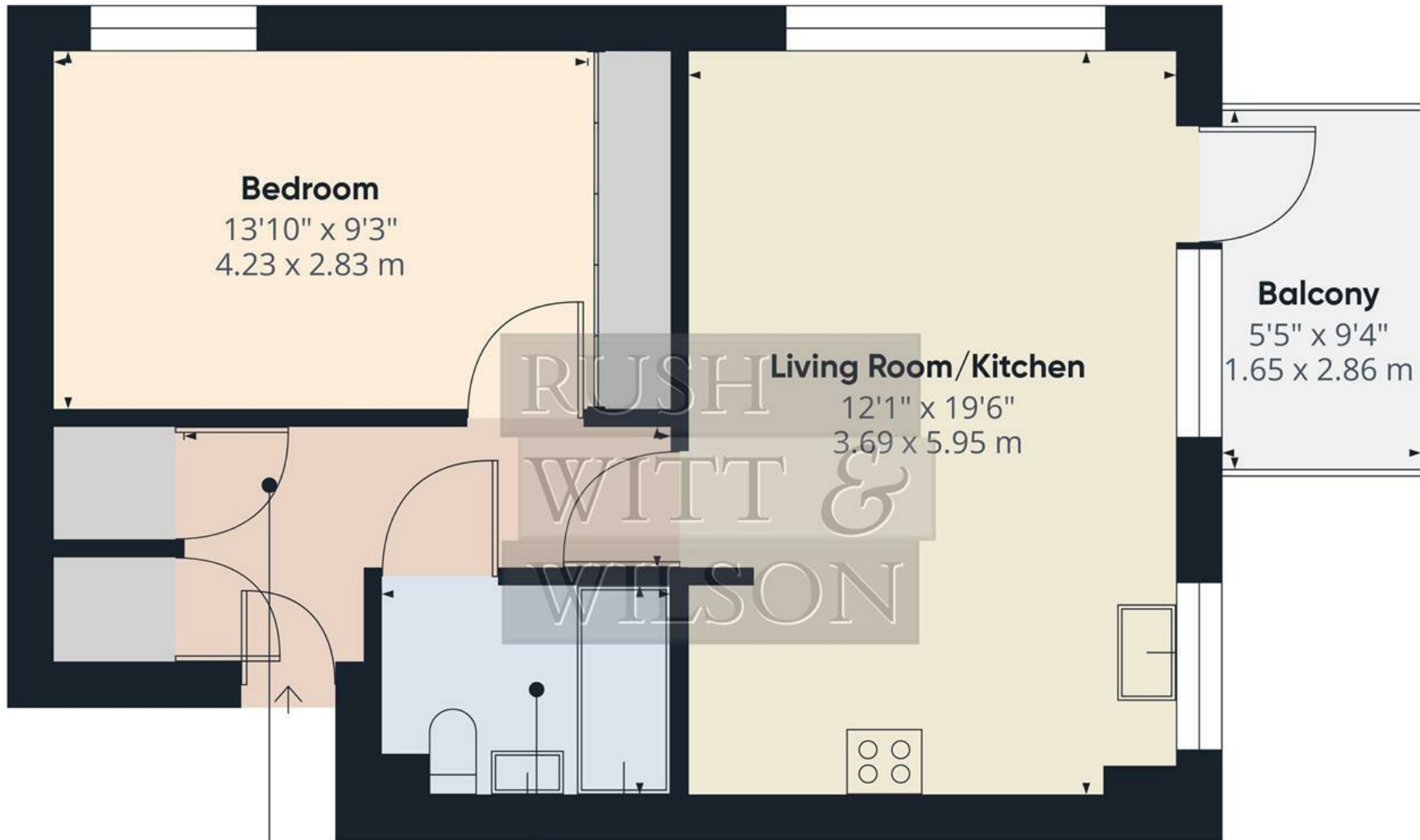
**Flat 7 Sheppard Place London Road, Battle, East Sussex TN33 0ET**  
**£180,000 Leasehold**

This exceptional flat offers a delightful living experience in a prime location. Boasting a well-presented interior, this purpose-built flat is a gem waiting to be discovered. Situated on the first floor, this property features a lovely balcony where you can unwind and enjoy the surroundings. The open-plan layout of the living room/kitchen creates a spacious and inviting atmosphere, perfect for relaxing or entertaining guests. The contemporary integral kitchen adds a touch of modernity to the space. The flat comprises a comfortable bedroom complete with extensive built-in wardrobes, offering ample storage space. The well-appointed bathroom provides a tranquil retreat for unwinding after a long day. Convenience is key with this property, as it is just a leisurely stroll away from the bustling High Street, where you can explore local shops and cafes. Additionally, the mainline station is within easy reach, making commuting a breeze, going into London Charing Cross. Don't miss the opportunity to make this centrally located flat your new home. With its prime location and well-maintained interior, this property is a true hidden treasure in Battle.









**Hallway**  
12'8" x 3'11"  
3.88 x 1.19 m

**Bathroom**  
7'6" x 5'5"  
2.31 x 1.66 m

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

505.9 ft<sup>2</sup>  
47 m<sup>2</sup>

**Balconies and terraces**

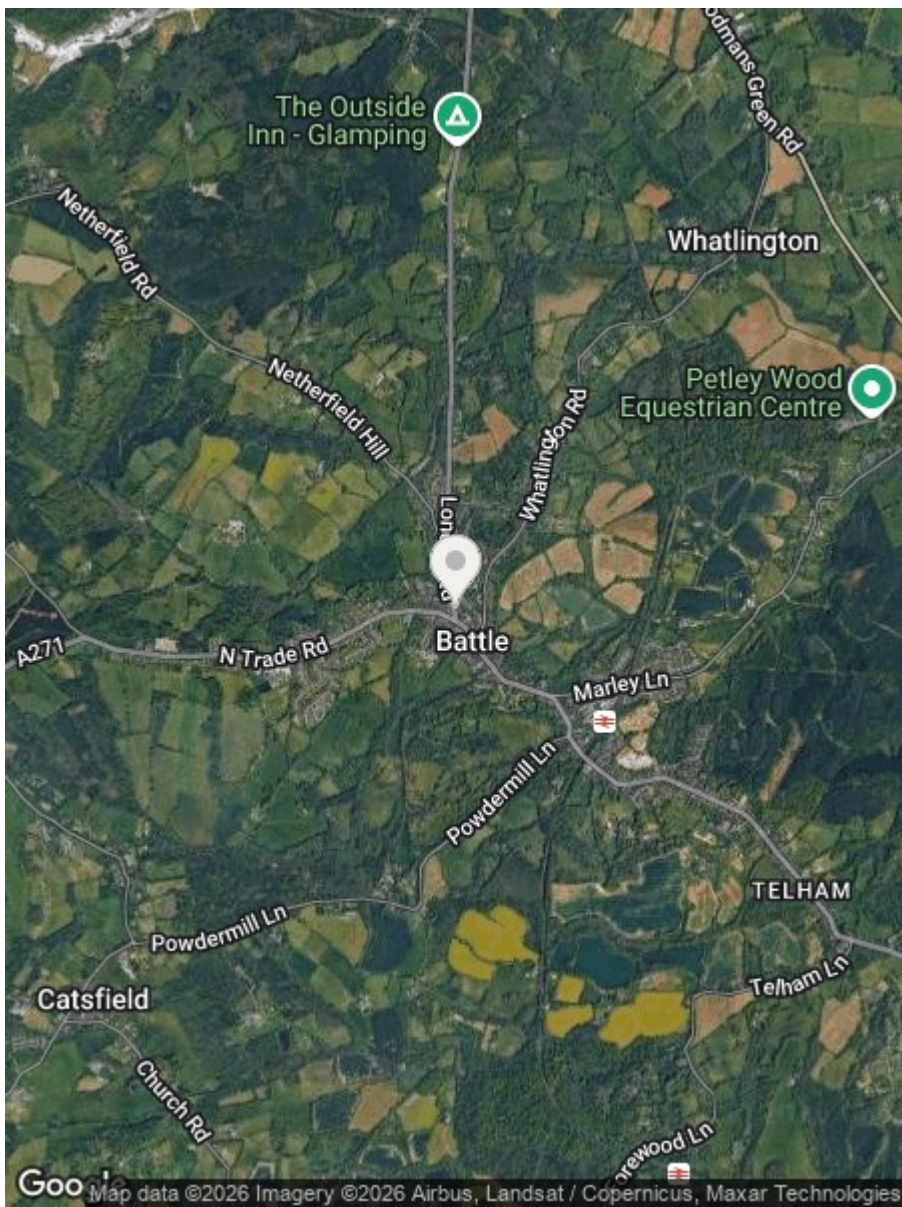
51.13 ft<sup>2</sup>  
4.75 m<sup>2</sup>

(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**



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - B

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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