

# Abbott & Abbott

Estate Agents, Valuers and Lettings



10 Lewins Court Mount Street, Battle, TN33 0EP

£251,750



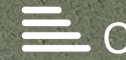
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C



£251,750

# 10 Lewins Court Mount Street

Battle, TN33 0EP

- Bright & spacious first & second floor maisonette
- Large, double aspect lounge
- Allocated parking space
- Within a few hundred yards of Battle High Street with shops, buses, and services
- Two bedrooms
- Kitchen with integrated oven & hob
- Gas central heating & uPVC double glazing
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this bright and spacious first and second floor maisonette, situated just a few hundred yards from Battle's historic High Street. The property provides well-proportioned accommodation which provides two bedrooms - one with attractive views over neighbouring character properties towards Battle Abbey and countryside beyond, a good size double aspect lounge, modern bathroom, and a double aspect kitchen with integrated oven and hob. Outside, there is an allocated parking space. Gas central heating is installed and there are uPVC double glazed windows.

The property is situated within a few hundred yards of local buses, shops, and services in Battle High Street, plus historic country walks. The mainline railway station, with services to London Charing Cross, Tunbridge Wells, and Hastings, is just under a mile distant.



## Communal Entrance Hall

## Small Entrance Hall

## First Floor Landing

## Lounge/Dining Room

20' max x 12' max (6.10m max x 3.66m max)

## Kitchen

9'10 x 8'5 (3.00m x 2.57m)

## Second Floor Landing

## Bedroom One

12'4 x 11'3 (3.76m x 3.43m)

## Bedroom Two

12'4 x 8'4 (3.76m x 2.54m)

## Bathroom

## Allocated Parking Space

Lease: 998 years from October 1964

## Maintenance:



**Council Tax Band: C (Rother District Council)**

**EPC Rating: C**





## Floor Plans



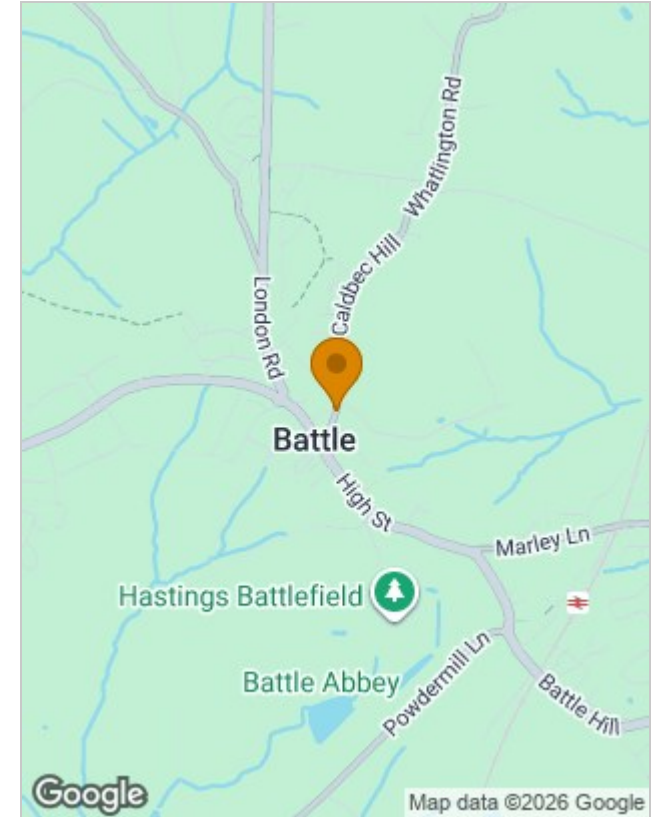
## Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

