

**RUSH
WITT &
WILSON**



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**16 Shirlea View, Battle, East Sussex TN33 0UU
£220,000 Share of Freehold**

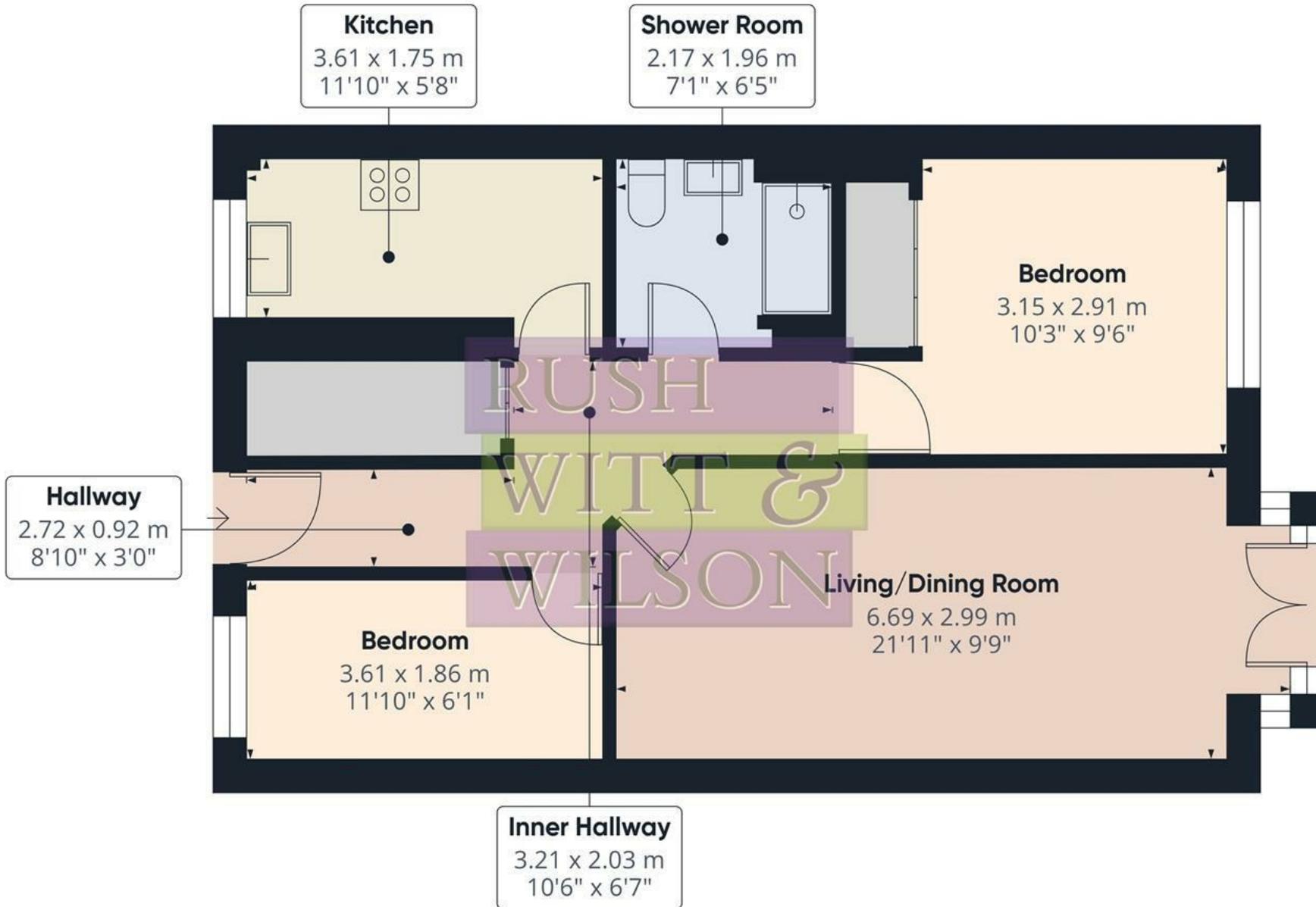
*****SOLD PRIOR TO PRESS*****

Rush Witt & Wilson are delighted to present this well-maintained purpose-built ground floor flat, ideally positioned just a short walk from Battle High Street and its excellent range of amenities. Perfectly suited to first-time buyers, downsizers, or buy-to-let investors, the property offers well-proportioned, generously sized accommodation, ready to move straight into. The accommodation comprises two bedrooms, a spacious living/dining room, fitted kitchen and a modern shower room, all presented in good order throughout. The layout is both practical and comfortable, with the generous room sizes enhancing the sense of space and making it particularly appealing for those seeking convenience and low-maintenance living. Externally, the property benefits from its own private garden, currently laid with decking, but offering excellent scope to reconfigure to suit personal taste - whether that be a patio, lawn, or a combination of all three. Further advantages include two allocated parking spaces and the rare benefit of a share of freehold. The location is a key highlight, being within immediate reach of the bustling High Street, mainline station, well-regarded schooling including Claverham Community College, doctors and dentists, as well as scenic countryside walks and the historic Battle Abbey. A fantastic opportunity to acquire a conveniently located, spacious and ready-to-enjoy home in the heart of this highly desirable market town. Early viewing is highly recommended.









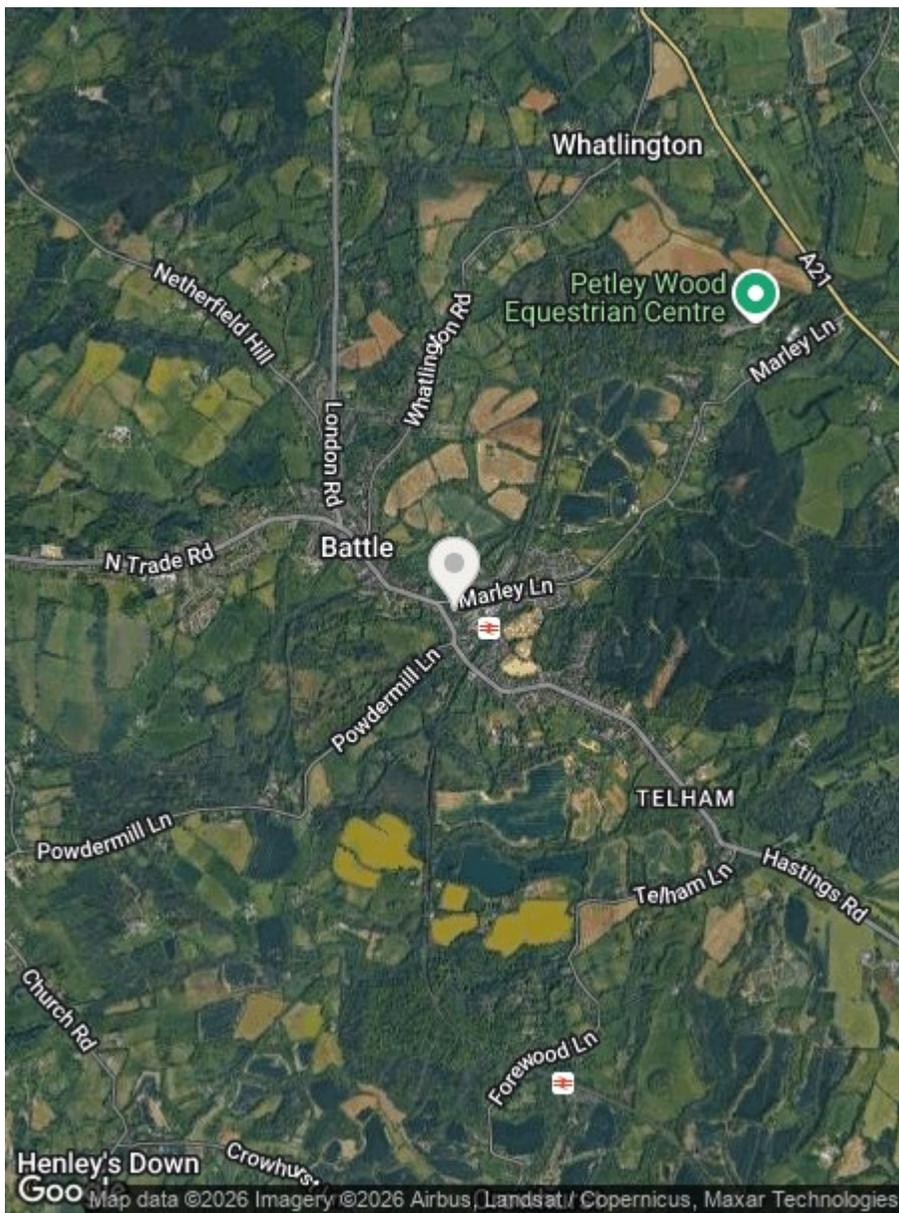
Approximate total area⁽¹⁾
57.4 m²
618 ft²

(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.

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		
England & Wales	EU Directive 2002/91/EC 	

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

Council Tax Band - C

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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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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