

**RUSH
WITT &
WILSON**



RUSH
WITT &

21 Shirlea View, Battle, East Sussex TN33 0UU
£220,000 Leasehold

About the property

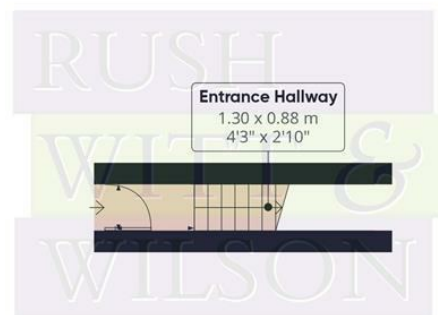
Rush Witt & Wilson are delighted to present this spacious and beautifully presented two bedroom apartment, ideally positioned just a short walk from Battle High Street and its excellent range of amenities, the dental and doctors surgery, the mainline station, popular walks and the vibrant town green, and the historic Battle Abbey. Thoughtfully refurbished and updated throughout, the property offers bright, well-proportioned accommodation flooded with natural light and enjoying a lovely leafy, green outlook.

A private entrance leads up to the first floor accommodation, comprising a newly fitted modern and sleek kitchen, two well-appointed bedrooms with built-in cupboard wardrobes, and a smartly renovated bathroom. The uniquely spacious living/dining room forms the heart of the home, completed by a stepped Juliet balcony framing a scenic, leafy outlook beyond.

Further advantages include an allocated parking space, with the loft space offering further potential to convert, subject to any necessary consents or planning permissions. The apartment also benefits from its convenient location, with well-regarded schooling including Claverham Community College close by, along with scenic countryside walks on the doorstep.

A fantastic opportunity to acquire a conveniently located, immaculately presented home in the heart of this highly desirable market town.



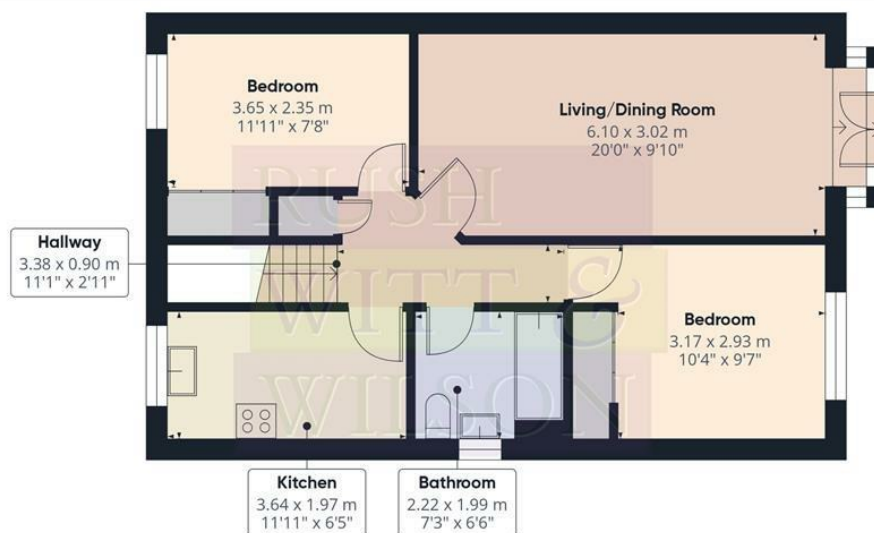


Floor 0

Approximate total area⁽¹⁾

60.6 m²

653 ft²

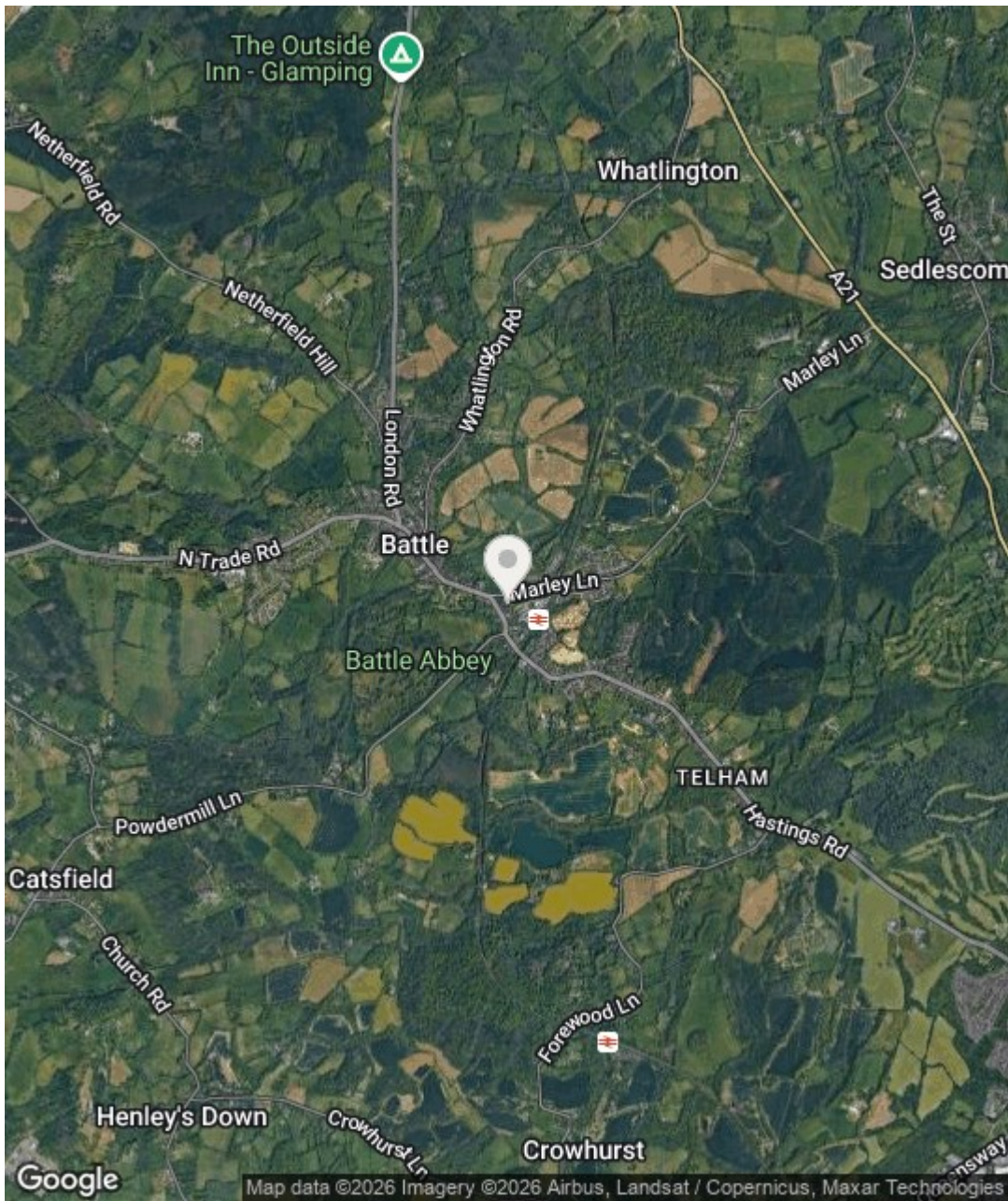


Floor 1

(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:

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