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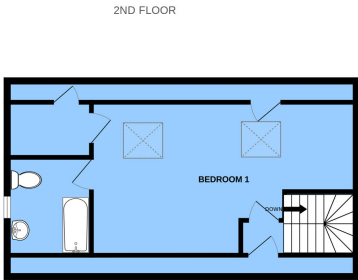
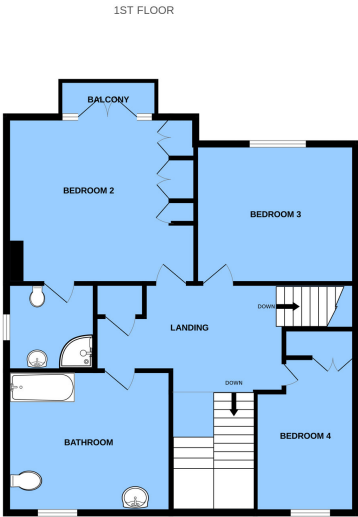
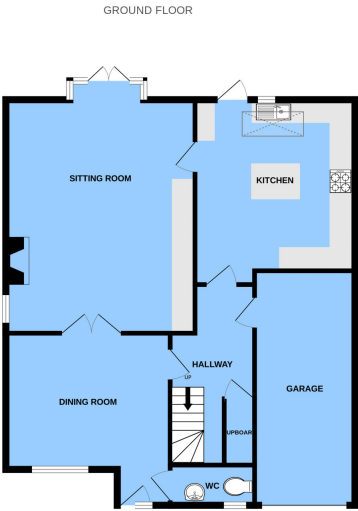
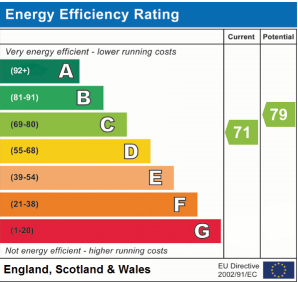
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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I Old Mill Walk, BATTLE, East Sussex TN33 0AR

£679,950 freehold

Town centre and country living in the historical market town of Battle. Set within a rarely available and desirable gated mews development this four bedroom end of terrace property has a delightful south facing private courtyard garden and direct views of the Abbey.

Gated Mews Property  
South facing private courtyard garden

Integral Garage  
2,210 sq.ft, gross internal

Just off the High Street  
wheelchair access

Woodburner  
15 minutes from station



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## Description

Conveniently situated with direct gated pedestrian access to the High Street, this attractive four bedroom mews style property occupies the end of the terrace and enjoys lovely views towards Battle Abbey. Providing spacious and adaptable accommodation the property benefits from gas central heating and double glazing throughout with a recently upgraded kitchen which has a partially glazed vaulted ceiling all arranged around a centre island. The living room has a wood burning stove with patio doors opening onto the delightful south facing courtyard garden. There is also a dining hall to the ground floor and direct access into the integral garage. The bedrooms are set out over the first and second floors, the first floor providing three bedrooms, the main having an en-suite and balcony that enjoys direct views towards Battle Abbey. The second floor has an additional spacious bedroom with en-suite and also space for an office area. There is extensive eaves storage. This unique home is well placed for town and country living being close to the High Street amenities and country walks as well as being just a short distance from the mainline station with regular services to London Charing Cross. Viewing is highly recommended.

NOTE: There is a communal area annual service charge of approximately £350.

## Directions

The gated vehicular entrance to the property can be accessed from Mount Street car park. What3Words: ///managed.vines.exporters

## THE ACCOMMODATION

With approximate room dimensions, comprises

## COVERED PORCH

With outside light and panel and glazed door to HALLWAY opening into

## DINING HALL

11' 2" x 10' 8" (3.40m x 3.25m) With window to front.



## WC

6' 0" x 4' 4" (1.83m x 1.32m) Obscured window, fitted with a white low level wc and pedestal wash hand basin with tiling behind, wall mounted gas fired boiler.

## INNER HALLWAY

With stairs rising to first floor landing, access to large under stairs storage cupboard and connecting door to integral garage.

## KITCHEN

12' 1" x 11' 4" (3.68m x 3.45m) Partially vaulted into a glazed roof with recessed lighting, vinyl flooring, fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers arranged around a centre island with intelligent storage system and providing space and plumbing for appliances and a large oven range, integral microwave. There is an extensive area of composite working surface incorporating a one and a half bowl stainless steel sink with mixer tap and drainer, under unit lighting and tiling, extractor fan above the cooker space. Double glazed window and glazed door looking out over the courtyard garden.

## LIVING ROOM

14' 10" x 17' 6" (4.52m x 5.33m) Widening to 20' 6" (6.25m) Triple aspect with glazed patio doors opening to garden, wood burning stove with bressumer beam, fitted cupboards and shelving.



## FIRST FLOOR LANDING

Further staircase rising to second floor, airing cupboard with slatted shelving.

## BATHROOM

11' 6" x 6' 9" (3.51m x 2.06m) With obscured window to front, part tiled walls and fitted with a white panelled bath with mixer taps, shower and shower screen, low level WC, pedestal wash hand basin and heated towel rail.

## MASTER BEDROOM

14' 10" x 13' 5" (4.52m x 4.09m) With window and glazed doors opening to a railing enclosed balcony with direct views to Battle Abbey, range of fitted wardrobes.



## EN-SUITE

8' 2" x 7' 6" (2.49m x 2.29m) High level window, fitted with a tile enclosed shower with glazed screen, pedestal wash hand basin, low level WC and heated towel rail.

## BEDROOM

12' 1" x 11' 5" (3.68m x 3.48m) With window taking in views of Battle Abbey.

## BEDROOM

9' 9" x 8' 5" (2.97m x 2.57m) max, window to front, access to under stairs storage cupboard.

## SECOND FLOOR LANDING

Eaves storage space.

## BEDROOM

21' 1" x 14' 2" (6.43m x 4.32m) Narrowing to 6' 2" (1.88m) Eaves storage space, heritage velux windows and large walk-in wardrobe with hanging rail and shelving.



## EN-SUITE BATHROOM

9' 6" x 5' 10" (2.90m x 1.78m) With windows taking in far reaching views, part tiled and fitted with a white panelled bath with telephone style taps, pedestal wash hand basin, low level WC and heated towel rail.

## INTEGRAL GARAGE

20' 0" x 8' 3" (6.10m x 2.51m) Painted floor, fully plastered, electric up-and-over door, housing the fuse board with space for shelving.

## OUTSIDE

To the rear is a fence and wall enclosed patio that is paved with planted borders enjoying a south facing aspect.

## COUNCIL TAX

Rother District Council  
Band E - £3,213.06

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.