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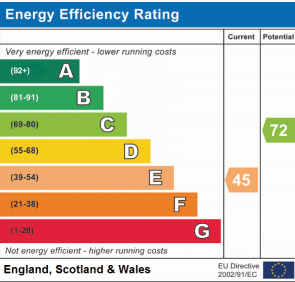
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Total area: approx. 57.3 sq. metres (616.9 sq. feet)  
For illustration purposes only - not to scale



Flat 4 Claverham House Tollgates, Battle, East Sussex TN33 0JA oieo £200,000 share of freehold

A delightful and spacious one/two bedroom apartment in a prime location close to the High Street.

- |                        |            |                     |                      |
|------------------------|------------|---------------------|----------------------|
| First Floor Apartment  | 1 Bedroom  | Convenient Location | Close to High Street |
| Spacious Accommodation | Chain Free | Modern Fixtures     | Electric Heating     |

## Description

Nestled in a highly sought-after area just moments from the vibrant High Street, this charming first-floor purpose-built apartment offers light-filled and deceptively spacious accommodation – perfect for first-time buyers, downsizers, or investors alike. The well-designed layout features a generously sized sitting/dining room ideal for entertaining, a bright and well appointed kitchen/breakfast room, and a dual-aspect double bedroom offering a peaceful retreat. Additionally, a versatile study area provides the perfect space for working from home or could be used as an occasional second bedroom. Further benefits include a modern shower room and the convenience of being offered to the market with no onward chain. Ideally located within easy reach of local schools and the mainline station with direct services to London Charing Cross, this apartment combines comfort, space, and connectivity in a highly desirable location.

## Directions

From our office in the High Street, proceed in a northerly direction, taking the second exit at the roundabout onto the North Trade Road. Proceed along for just under a mile and take a left hand turn into Tollgates. The property will be found on the left hand side.

What3Words: ///rehearsed.resists.film

## THE ACCOMMODATION

Is approached via a communal entrance with stairs leading up to the first floor where there is a UPVC and glazed front door which leads into the

## ENTRANCE HALL

Coat hanging space, lighting, opening into

## SITTING ROOM

17' 7" x 12' 2" (5.36m x 3.71m) With double glazed window to front aspect, electric heater, feature fireplace with surround and mantle housing an electric fire, opening to



## STUDY AREA/OCCASIONAL BEDROOM

10' 2" x 7' 6" (3.10m x 2.29m) Enjoying a dual aspect with double glazed windows flooding the room with natural light, electric heater.



## KITCHEN/DINING ROOM

10' 6" x 10' 8" (3.20m x 3.25m) Well appointed with a modern range of wall and base mounted units incorporating a full height pull out larder cupboard with wooden work surface over with matching upstands, inset ceramic Butler sink and mixer tap, space for a Range style oven with stainless steel cooker hood over, integral fridge/freezer, integral slimline dishwasher, double glazed window to rear aspect with delightful rooftop countryside views, ample space for dining table, inset ceiling lighting.



## INNER HALLWAY

Accessed via double doors from the reception room with ceiling lighting, built in storage cupboard.

## BEDROOM ONE

10' 10" x 13' 2" (3.30m x 4.01m) Enjoying a dual aspect via double glazed windows flooding the room with natural light, delightful rooftop rural outlook, electric heater.

## SHOWER ROOM

4' 9" x 6' 11" (1.45m x 2.11m) Fitted with a low level wc, vanity wash hand basin with storage beneath and mixer taps, corner shower cubicle with electric shower, double glazed obscured window to side aspect, tiled floor, chrome heated towel rail.



## COUNCIL TAX

Rother District Council  
Band C - £2,336.76

**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.