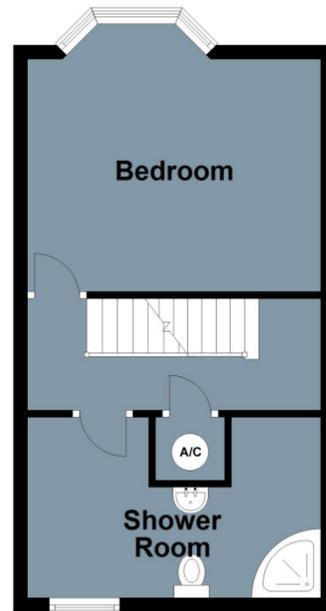


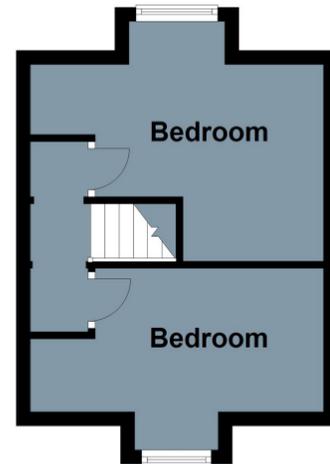
**Ground Floor**  
 Approx. 43.4 sq. metres (466.7 sq. feet)



**First Floor**  
 Approx. 32.9 sq. metres (354.1 sq. feet)



**Second Floor**  
 Approx. 22.2 sq. metres (238.7 sq. feet)



Total area: approx. 98.4 sq. metres (1059.5 sq. feet)  
 For illustration purposes only - not to scale



29 Mount Street, Battle, East Sussex TN33 0EG

**£325,000 freehold**

An attractive Edwardian bay fronted property in the centre of Battle with a generous garden and far reaching views. In need of modernisation and offered with no onwards chain.

Period Terraced Property    3 Bedrooms  
 In Need of Improvement    CHAIN FREE

Two Reception Rooms    Generous Garden

## Description

Built in 1903 and situated in the heart of Battle's conservation area, this attractive red brick built bay fronted property enjoys characterful accommodation arranged over three floors. Although the property is now in need of modernisation it retains many features you would expect to find in a property of its era such as sash windows and feature fireplaces in most principle rooms. There is a sitting room, a comfortable dining room and a kitchen with larder on the ground floor. To the first floor is a generous double bedroom along with a comfortable family bathroom. On the second floor are two single bedrooms. From the first and second floors one can appreciate far reaching views across adjoining countryside, St Mary's Church and Battle Abbey. A particular feature of the property is the beautifully manicured garden which is of a generous size, something seldom found in the centre of the town.

The property is situated a short distance of Battle High Street which offers a good range of independently owned shops, pubs and restaurants as well as a doctors surgery, dentist and veterinary centre all within a short walk of the property. Battle also has a library and Jempsons supermarket as well as a mainline station with services to London Charing Cross and to the coast at Hastings and St Leonards. The property is also within walking distance of schooling, comprehensive and private at primary and secondary levels. A more comprehensive range of amenities can be found at nearby Hastings and St Leonards which offers most High Street shops and supermarkets. The area is generally well served for recreational facilities, areas of Outstanding Natural Beauty and places of historical interest.

Agents Note: As with a lot of terraced properties in Battle, there is a Right of Access through the rear for all properties in this terrace.

## Directions

Travelling north on Battle High Street, turn right onto Mount Street. Shortly after the entrance to the carpark on the right hand side the property will be seen on the right hand side, immediately adjacent to the opticians.

What3Words: ///tower animator habits

## THE ACCOMMODATION

With approximate dimensions, is approached via a step up to the front door to

## ENTRANCE HALL

Radiator, staircase giving access to first floor landing. Door into

## SITTING ROOM

12' 9" x 10' 6" (3.89m x 3.20m) Bay sash window to the front overlooking the street, television aerial point.

## DINING ROOM

13' 7" x 10' 11" (4.14m x 3.33m) Window to the rear of the property, centered around an original fireplace with tiled inset and hearth with decorative surround and mantle, shelved recess with cupboard to one side, understairs storage cupboard housing the fuse board. A doorway with steps down give access into the



## KITCHEN

18' 0" x 7' 8" (5.49m x 2.34m) Window to the side of the property, door to garden, wall and base mounted base units in a Shaker style with wood effect work surfaces, stainless steel sink drainer unit with mixer tap, space for cupboard, radiator. Door into LARDER 5' 8" x 2' 10" (1.73m x 0.86m) window to rear, wall mounted boiler, shelving and space for fridge.

From the hallway a staircase gives access to the

## FIRST FLOOR LANDING

Storage cupboard, staircase rising to second floor.

## BEDROOM ONE

13' 8" x 12' 9" (4.17m x 3.89m) Into bay, sash window to front, fireplace with decorative wrought iron surround and inset, exposed floorboards.



## BATHROOM

13' 6" x 8' 5" (4.11m x 2.57m) Sash window to the rear with far reaching countryside views. Shower unit, WC, pedestal wash hand basin with splash back, fireplace with wrought iron surround.

## SECOND FLOOR LANDING

Door to

## BEDROOM TWO

12' 8" x 11' 5" (3.86m x 3.48m) max, window to the front of the property, exposed floorboards, fireplace with wrought iron surround and mantle.

## BEDROOM THREE

12' 6" x 8' 5" (3.81m x 2.57m) Window to the rear of the property with far reaching views, wall mounted wash basin, eaves access.

## OUTSIDE

To the rear of the property there is a well maintained garden which is predominantly laid to lawn, partially hedge and fence enclosed with mature manicured shrubs. Outhouse and original wc.



## 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.