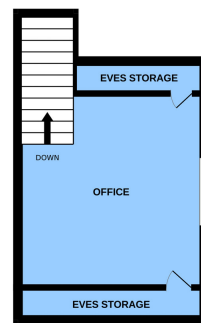
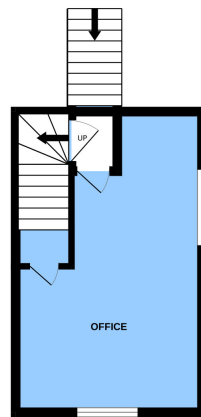
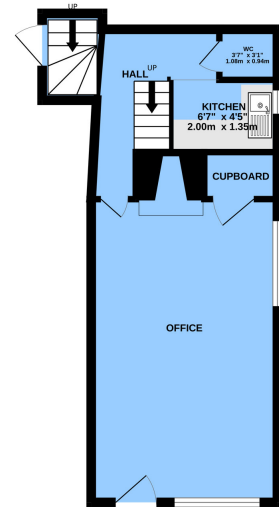
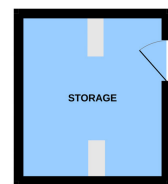


www.campbellsproperty.co.uk

your local independent estate agent

your local independent estate agent



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.
Made with Metropix ©2025



Close to Amenities and Station
Residential Potential

Description

PROMINENT INVESTMENT OPPORTUNITY. An attractive attached freehold investment property that retains character and charm having recently been the subject of significant investment to upgrade the fabric of the building. The property is now presented in excellent order and is located in the centre of the sought after village, just a short walk from the mainline station. Currently let to a long established estate agency on a full repairing and insuring basis with an income of £7,000 per annum. The accommodation is laid out over three floors and comprises of three well proportioned offices, a kitchen and wc as well as a useful basement/storage area. The building offers a wealth of period charm with many exposed timbers. IN 1989 A PLANNING PERMISSION WAS GRANTED FOR REVERSION TO RESIDENTIAL and continued use as an estate agency and it is thought the whole may offer potential for conversion to residential/holiday accommodation, subject to any necessary consent. We would be pleased to give an opinion as to the likely value if the property were to be converted into a residence and the likely conversion costs. The current full insuring and repairing lease expires 26th June 2027.

Directions

From Battle High Street proceed in a northerly direction on the A2100 London Road to the Johns Cross roundabout. Take the first turning onto the A21 and proceed along turning left signposted Robertsbridge. Proceed down the hill into the High Street and the property will be found along on the left hand side.

What3Words:///broadcast.apple.softest

THE ACCOMMODATION

with approximate room dimensions is approached via external steps, with a display cabinet, to

FRONT OFFICE

28' 5" x 11' 4" (8.67m x 3.46m) a dual aspect fully served office with a period fireplace (not in use), large storage cupboard, panel heater, exposed ceiling and wall timbers and a door through to a



REAR CORRIDOR

with steps down to a fire escape access only.

WC

fitted with a white wc and wash hand basin.

KITCHEN

6' 5" x 3' 11" (1.95m x 1.2m) with window to side and fitted with a range of base mounted kitchen cabinets incorporating cupboards and drawers with a working surface and a stainless steel sink.



FIRST FLOOR LANDING

OFFICE

17' 9" x 11' 4" (5.4m x 3.46m) with large understairs storage cupboard, electric panel heater.



SECOND FLOOR

PARTIALLY VAULTED OFFICE

11' 10" x 10' 10" (3.6m x 3.3m) with eaves storage, window to side, panel heater.

LOCATION PLAN



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.