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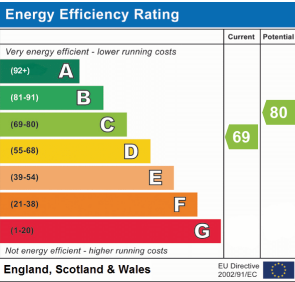
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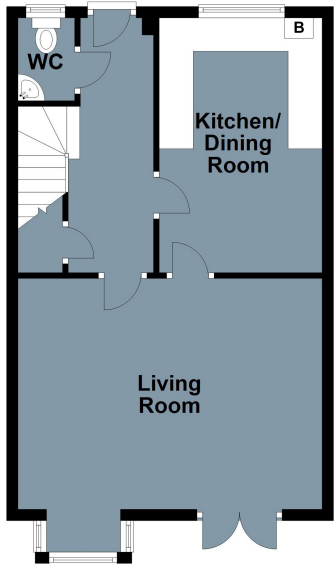
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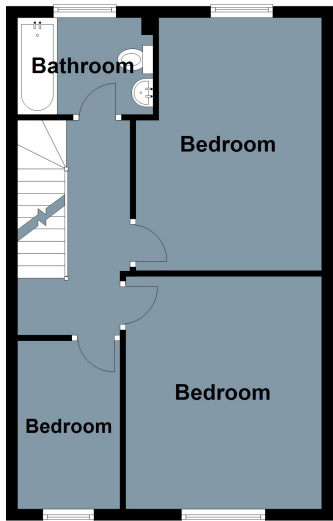
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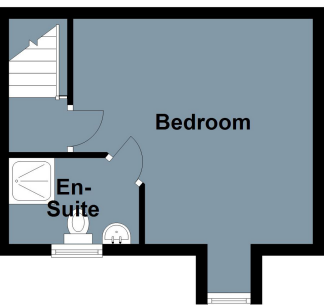
**Ground Floor**  
Approx. 47.4 sq. metres (510.0 sq. feet)



**First Floor**  
Approx. 46.4 sq. metres (499.4 sq. feet)



**Second Floor**  
Approx. 21.9 sq. metres (236.2 sq. feet)



Total area: approx. 115.7 sq. metres (1245.7 sq. feet)  
For illustration purposes only - not to scale



5 Mitre Way Battle, East Sussex TN33 0BQ

£385,000 freehold

A well presented four bedroom mid-terrace mews style cottage with gas central heating, double glazing, enclosed gardens and parking space, conveniently situated for both the mainline station and the historic high street.

Mid Terrace Property  
Enclosed Garden

4 Bedrooms  
Allocated Parking

Gas Central Heating  
Close to Station

Double Glazing  
Walking Distance of High Street



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## Description

This attractive mews style property offers generous accommodation set out over three floors and is conveniently situated within a short stroll of Battle mainline station and easy reach of the historic high street. Viewing is highly recommended to appreciate the deceptively spacious accommodation that is laid out over three floors with the benefit of gas central heating and double glazing throughout. The kitchen offers ample space for a breakfast table and the large living/dining room has views and double French doors that open onto the garden. The first floor offers two double bedrooms and an office/bedroom 4 with a separate family bathroom whilst to the top floor is a master bedroom with en-suite. The garden is enclosed and has a gated access to the rear whilst to the front all the cottages are arranged around an attractive mews that is well planted. There is also the benefit of an allocated parking space as well as visitor spaces.

NOTE: Each of the 11 properties has a share in Meldene Property Management which owns the communal areas and is responsible for the maintenance and upkeep of the grounds, external lighting and insurance, payable at approximate £150 per annum.

## Directions

From Battle High Street proceed in a southerly direction towards Hastings. Turn left into Station Approach and continue down towards Battle Station turning left into Mitre Way and the visitors parking is on the left hand side. Steps lead up to the properties.  
What3Words:///reclusive.afraid.yacht

## THE ACCOMMODATION

with approximate room dimensions comprises

## COVERED PORCH

with outside light, panelled and glazed door to

## RECEPTION HALL

15' 3" x 4' 1" (4.65m x 1.24m) widening to 7' 8" with stairs rising to first floor landing, large understairs cupboard, laminate flooring.

## CLOAKROOM

with obscured window to front, tiled floor and fitted with a white low level wc and corner wash hand basin.

## KITCHEN

14' 8" x 9' 4" (4.47m x 2.84m) with window to front, recessed lighting, tiled flooring and fitted with a range of base and wall mounted wood fronted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances and a fitted low level oven and a large area of working surface incorporating a 5 burner gas hob with extractor fan above and a 1 1/2 bow stainless steel sink with mixer tap and drainer. The kitchen provides ample space for a breakfast table and has a separate door leading through to

## LIVING/DINING ROOM

17' 7" x 13' 4" (5.36m x 4.06m) with box bay window 4' 5" x 2' 5" (1.35m x 0.74m) looking out onto the garden with separate French doors and central electric fire with wooden mantel on a tiled hearth.



## FIRST FLOOR LANDING

with stairs rising to second floor.

## BEDROOM/STUDY

9' 9" x 6' 0" (2.97m x 1.83m) with views of the garden.

## BEDROOM

13' 6" x 11' 2" (4.11m x 3.40m) with window taking in views of the garden.

## BEDROOM

14' 9" x 10' 9" (4.50m x 3.28m) with Velux window to front.

## BATHROOM

7' 9" x 5' 8" (2.36m x 1.73m) with obscured window to front and fitted with a white panelled bath with shower and shower screen, low level wc and pedestal wash hand basin.

## SECOND FLOOR

with door to

## MASTER BEDOROM

13' 9" x 13' 0" (4.19m x 3.96m) with Velux window to front, loft access, eaves storage and incorporating an EN-SUITE with Velux window and fitted with a tile enclosed shower with glazed door, concealed cistern wc and pedestal wash hand basin. Heated towel rail.



## OUTSIDE

The property has an allocated parking space and there are two visitor parking spaces. The property is approached over a communal area with a pathway that leads to each of the properties. To the rear is a level garden which is fence enclosed with a timber shed and a gated access to the rear leading to Battle station.



## COUNCIL TAX

Rother District Council  
Band D - £2,628.87

**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.