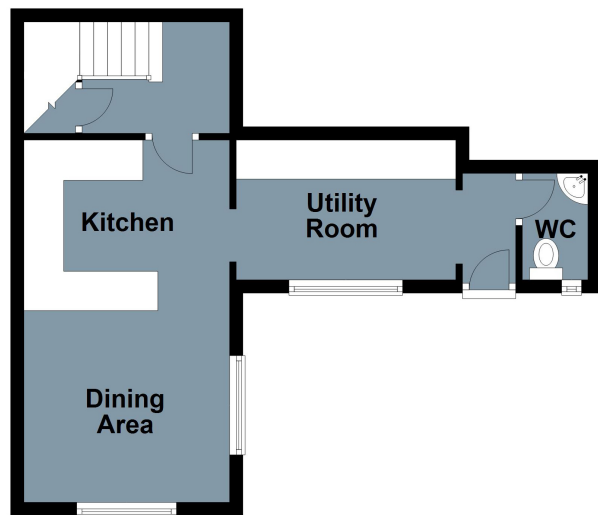


### Ground Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



### First Floor

Approx. 77.7 sq. metres (836.9 sq. feet)



Total area: approx. 110.7 sq. metres (1191.1 sq. feet)  
 For illustration purposes only - not to scale



## The Cottage, 38 Mount Street, Battle TN33 0EG

£365,000 leasehold share of freehold

A wonderful opportunity to purchase a recently converted Grade II Listed ground and first floor maisonette which provides a kitchen/breakfast room and utility room on the ground floor and large living room with three bedrooms and bathroom to the first floor. Enjoying a courtyard garden and fronting Mount Street within moments of the historic High Street.

- Newly Converted
- 3 Bedrooms
- Kitchen/Breakfast room
- Utility Room
- Separate Reception Room
- Enclosed Courtyard
- High Street Location
- No Chain

## Description

This newly converted Grade II Listed ground and first floor maisonette enjoys it's own private courtyard and is located within moments of Battle High Street. The property has recently been converted and now provides charming accommodation that retains character features with gas fired central heating throughout. The accommodation is approached from the rear via an enclosed courtyard garden and in addition to the kitchen/breakfast room there is a utility room and cloakroom on the ground floor, whilst to the first floor is a large living room and three bedrooms with separate bathroom. The main bedroom is also thought to offer potential for the creation of an en-suite subject to any necessary consent. Available with a brand new lease and share of freehold, viewing is highly recommended.

## Directions

From Mount Street, the gated entrance will be found at the rear, accessed via Old Ladies Court.

What3Words:///divided.lobby.pats

## THE ACCOMMODATION

Is approached from the rear of the property and comprises panelled door through to

## ENTRANCE HALL

Which opens into

## UTILITY ROOM

10' 10" x 7' 0" (3.30m x 2.13m) With window to rear and fitted with a range of cupboards with spaces and plumbing for appliances and a working surface incorporating a stainless steel sink with mixer tap and drainer.



## WC

With obscured window to rear, fitted with low level WC, corner wash hand basin with mixer tap.

## KITCHEN/BREAKFAST ROOM

17' 9" x 9' 1" (5.41m x 2.77m) A dual aspect room with views to the courtyard, exposed ceiling timber, space for a breakfast table and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated fridge/freezer, dishwasher and fitted low level oven, there is a good area of working surface incorporating a four ring hob with an extractor hood above and an enameled sink with mixer tap.



## INNER HALLWAY

With stairs rising to first floor landing, under stairs cupboard.

## FIRST FLOOR LANDING

10' 1" x 5' 7" (3.07m x 1.70m) With loft access, recessed lighting, two cupboards, one housing the gas fired boiler and the other housing the fuse board.

## LIVING ROOM

16' 5" x 15' 1" (5.00m x 4.60m) With two sash windows to the front.

## MAIN BEDROOM

17' 6" x 11' 8" (5.33m x 3.56m) With sash window to front, tiled fireplace (not in use), double cupboard.  
Note: We are advised it may be possible to create an en-suite, subject to any necessary consents.



## BEDROOM TWO

10' 10" x 10' 5" (3.30m x 3.17m) With window to rear, fitted shelving, cupboard with window and shelving.

## BATHROOM

Window to rear, fitted with a vanity sink unit with mixer tap, tiled splash back, panelled bath with glazed screen, fixed and hand held shower, low level WC and heated towel rail.



## BEDROOM

12' 6" x 7' 8" (3.81m x 2.34m) With window to rear.

## OUTSIDE

The property enjoys a wall enclosed, resin bonded courtyard garden to the rear.



## LEASE DETAILS

A new 999 year lease from September 2023.  
73% of maintenance liable to The Cottage  
27% of maintenance liable to the shop  
Share of the freehold 73% to The Cottage and 27% to the shop.  
No ground rent.

**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.