

Campbell's Estate Agents  
74 High Street, Battle, East Sussex TN33 0AG  
tel: 01424 774774  
email: info@campbellsproperty.co.uk

Campbell's

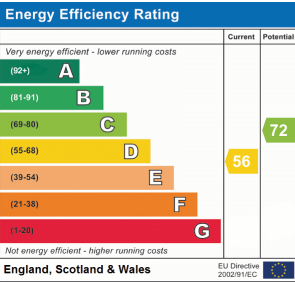
your local independent estate agent

www.campbellsproperty.co.uk

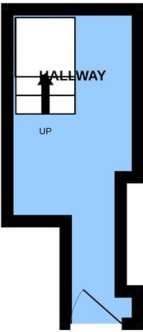
Campbell's

your local independent estate agent

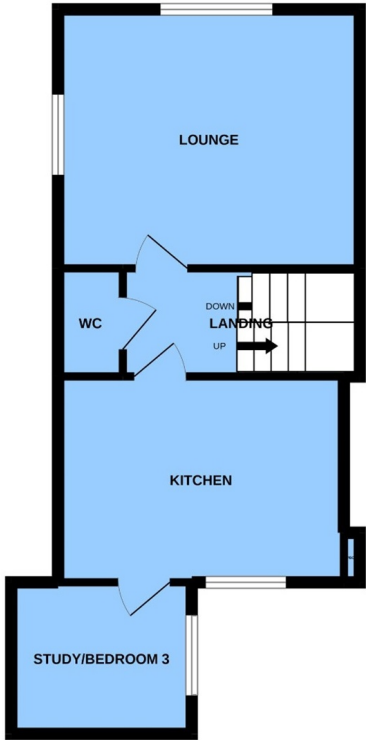
www.campbellsproperty.co.uk



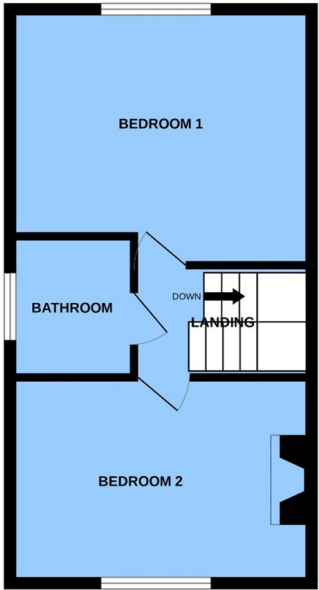
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 ©2022



52c High Street, Battle, East Sussex TN33 0EN

£259,950 leasehold

A first and second floor two/three bedroom maisonette flat that fronts the historic High Street retaining character and charm with spacious rooms and its own private entrance, all located within moments from the local amenities and car park.

First and Second Floors  
3 Bedroom

Views of the High Street

Close to Car Park

Long Lease

## Description

A characterful two/three bedroom first and second floor maisonette flat occupying this attractive period building with its own private entrance and original period staircase that rises to the second floor. The property retains many notable features with large sash windows that take in attractive rooftop views over the High Street. The versatile accommodation provides a large kitchen and living room on the first floor. The kitchen also opens into an additional room that can be used as a breakfast room, study or bedroom. The second floor provides two bedrooms, one having an attractive cast iron fireplace. Approached over a courtyard the convenient location is just moments from the High Street and within a short stroll to the main car park. Viewing is highly recommended.

## Directions

From our office in Battle High Street proceed on foot in a northerly direction and just before the turning to Mount Street turn right into Old Ladies Court where the entrance to the courtyard will be found on the left hand side.

## THE ACCOMMODATION

with approximate room dimensions is approached via a panelled and glazed door through to

## ENTRANCE HALL

with tiled floor, shelving and stairs rising to first floor landing with stairs rising to second floor.

## LIVING ROOM

14' 6" x 14' 5" (4.42m x 4.39m) a double aspect room with central mantelpiece with fire (not in use) and views of the High Street.

## WC

5' 2" x 3' 4" (1.57m x 1.02m) fitted with a white low level wc and pedestal wash hand basin with mixer tap.

## KITCHEN

13' 7" x 9' 8" (4.14m x 2.95m) with window to rear and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances. There is a large area of granite effect working surface incorporating a 1 1/2 bowl stainless steel sink with mixer tap and drainer and space for an oven with extractor fan above.

## BEDROOM/BREAKFAST ROOM

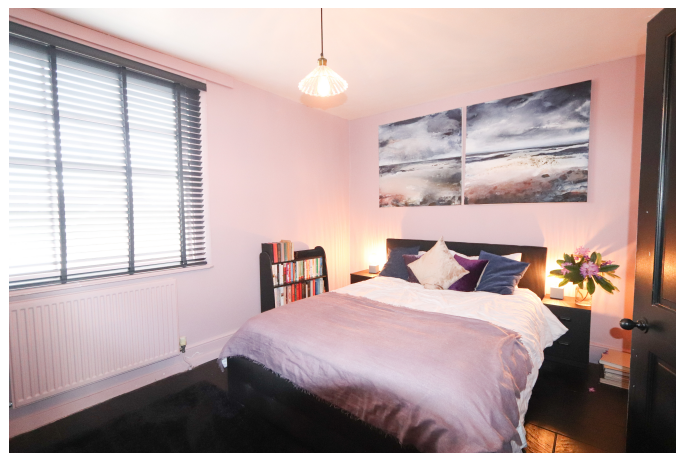
8' 9" x 7' 3" (2.67m x 2.21m) with window to side, fitted cupboard and drawers with desk unit.

## BATHROOM

6' 8" x 6' 0" (2.03m x 1.83m) with window to side and fitted with a panelled bath with shower screen and shower attachment, heated towel rail, vanity sink unit and concealed cistern wc.

## BEDROOM

14' 7" x 12' 4" (4.45m x 3.76m) with window to front and boarded up fireplace with mantel (not in use).



## BEDROOM

14' 9" x 9' 7" (4.50m x 2.92m) with window to rear, cast iron feature fireplace with painted mantel (not in use)



## OUTSIDE

Outside the property is approached from Old Ladies Court with a right of way over the courtyard.

## LEASE DETAILS

Lease - approximately 165 years remaining.

Maintenance - N/A

Payment of £525 per annum for half of the insurance premium.

Ground Rent - Peppercorn.

**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.