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# Campbell's

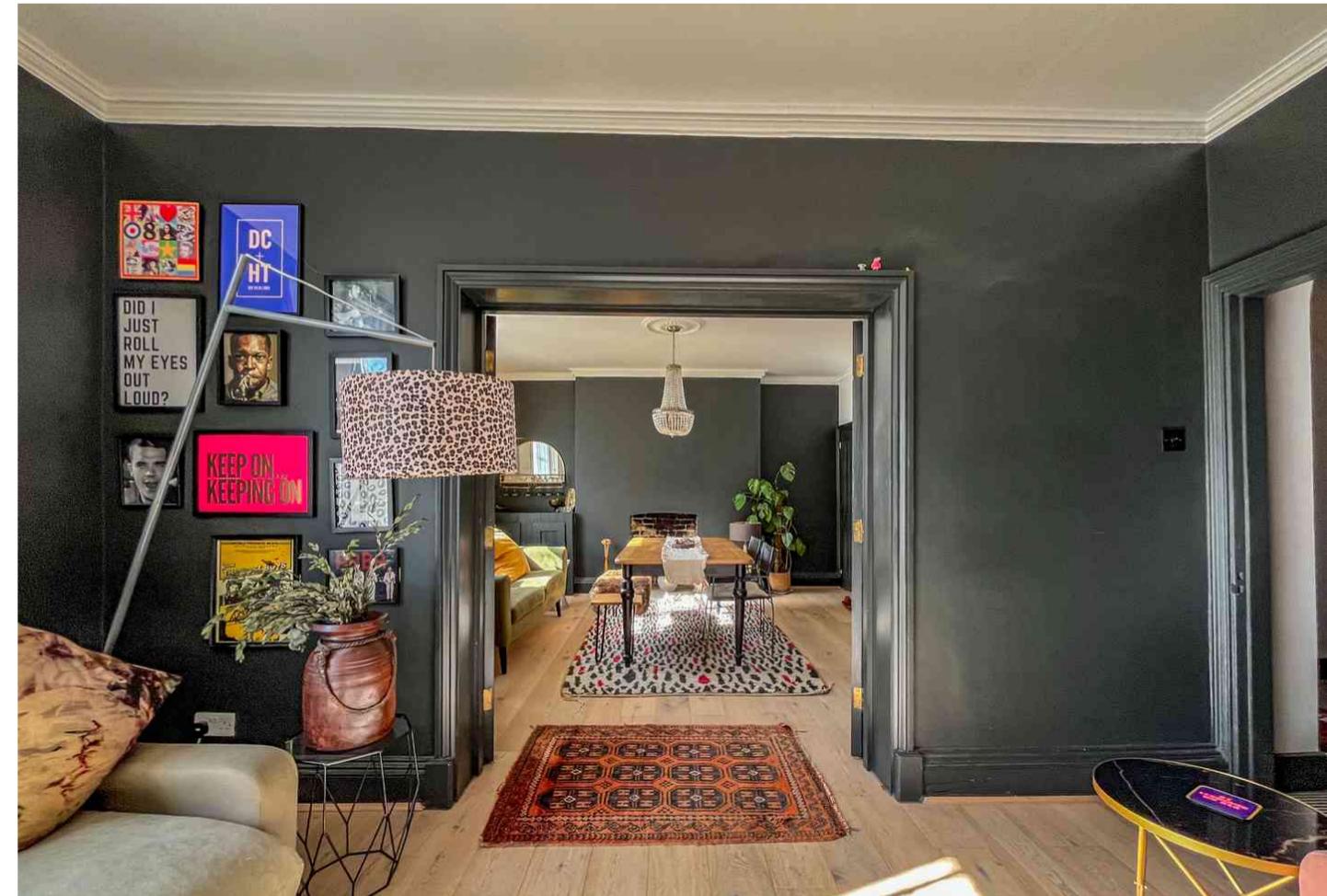
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61a High Street, Battle, East Sussex TN33 0AG

**£535,000 leasehold share of freehold**

An elegant and well proportioned Grade II listed property with over 2500 sq.ft. of accommodation in a central Battle High Street location with garden and parking.

Grade II Listed Flat  
2 Allocated Parking Spaces

6 Bedrooms  
High Street Location

4 Reception Rooms

3 Bath/Shower Rooms



## Description

61a High Street is an elegant Grade II listed character property from the Georgian period and as such enjoys the features you would expect to find, for example generous ceiling heights, decorative cornicing, sash windows and open fireplaces. The extensive accommodation expands 2500 sq.ft. over three floors and could be configured as having up to six bedrooms, four reception rooms, 3 bath/shower rooms and a good sized kitchen. Although currently configured as one substantial family home, the amount of space and layout allows for multi-generational use. On the ground floor a welcoming private entrance hall and staircase give rise to the first floor where the majority of the reception spaces are. The sitting room and dining room are interconnected by double glass panelled doors, enjoy tall ceilings and large sash windows making this a fantastic space for entertaining. There is a study/bedroom 6, kitchen and bedroom 5 on this level. An elegant turn staircase with a large light well give rise to a spacious second floor landing where there are four comfortable bedrooms, two bathrooms and a master bedroom enjoying an ensuite. The property is stylishly presented throughout and offers enormous versatility to be configured in a way that best suits ones needs. The property also enjoys an area of garden plus two allocated off road parking spaces and is located on the attractive medieval High Street with its range of amenities including privately owned shops, supermarkets, pubs, restaurants, doctors, dentists, vets and a mainline station with regular services to London Charing Cross. The area is well served for schools, both private and comprehensive at primary and secondary levels. Viewing is highly recommended.

## Directions

Enter Mount Street car park proceed down the hill where the parking area for the property will be found on the right hand side just before the twitten which leads to the High Street.  
What3Words:///steeped.reader.expectant

## THE ACCOMMODATION COMPRISES

Door to

## ENTRANCE HALL

8' 6" x 7' 6" (2.59m x 2.29m) with quarry tiled flooring, coat hanging area, stairs to first floor, understairs storage and separate cupboard with hanging rail. A step up and doorway to inner hallway.

## MEZZANINE OVER HALLWAY

9' 4" x 7' 9" (2.84m x 2.36m) with window to side, radiator, previously used as a study area.

## SITTING ROOM

17' 2" x 14' 5" (5.23m x 4.39m) with large sash window with shutters to High Street, centered around a working log burner with decorative tiled hearth, large storage cupboard, wall mounted light fittings, decorative cornice, engineered oak flooring and double glass panelled doors to

## DINING ROOM

14' 4" x 14' 0" (4.37m x 4.27m) with large sash window with shutters to front, ceiling rose, decorative cornice, fireplace with decorative tiled hearth, storage cupboard, laminate flooring.



## STUDY/BEDROOM 6

12' 1" x 10' 11" (3.68m x 3.33m) with window to rear, storage cupboard.

## KITCHEN

12' 2" x 10' 10" (3.71m x 3.30m) with window to rear and fitted with a range of base units incorporating cupboards and drawers with solid wood working surfaces, double Butler sink with chrome tap fitting, breakfast bar. There is a 6 burner range cooker with tiled splash back, shelving, integrated dishwasher and cupboard large enough for a fridge/freezer.

## GROUND FLOOR BEDROOM 5

16' 4" x 7' 10" (4.98m x 2.39m) with window to side.

## CLOAKROOM

with window to side, stripped wooden floor boards and fitted with a wall mounted wash hand basin and wc.

## FIRST FLOOR LANDING

with large light well giving access to

## BEDROOM 1

14' 2" x 14' 1" (4.32m x 4.29m) with sash window with shutters to front, door to



## EN-SUITE SHOWER ROOM

10' 2" x 5' 8" (3.10m x 1.73m) with tiled floor, recessed lighting and fitted with a double shower cubicle with chrome tap fittings, vanity sink unit, wc and heated towel rail.

## BEDROOM 2

14' 4" x 13' 9" (4.37m x 4.19m) with sash window with shutters to front, fitted cupboard.

## BEDROOM 3

12' 3" x 8' 1" (3.73m x 2.46m) with window to rear with far reaching countryside views, cupboard.

## BEDROOM 4

12' 1" x 8' 9" (3.68m x 2.67m) with window to rear with far reaching countryside views, cupboard.

## SHOWER ROOM

8' 8" x 5' 10" (2.64m x 1.78m) with window to rear with far reaching views, part tiled walls, recessed lighting, laminate flooring and fitted with a vanity sink unit, wc, shower unit and heated towel rail.

## BATHROOM

8' 8" x 9' 0" (2.64m x 2.74m) with window to rear with far reaching views, part tiled walls, tiled floor, recessed lighting and fitted with a vanity sink unit, wc, bath with shower attachment and heated towel rail.

## OUTSIDE

The property enjoys parking for two cars, accessed from Mount Street car park. The property has its own private section of the garden and has access through the gardens of 61b and 61c. The garden is partially walled and partially fence enclosed.

## LEASE DETAILS

To be confirmed.

## COUNCIL TAX

Rother District Council  
Band C £2,446.94

**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.