

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

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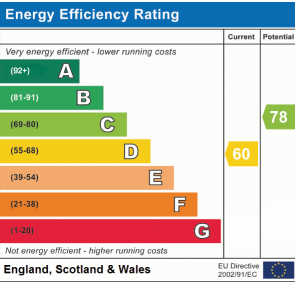
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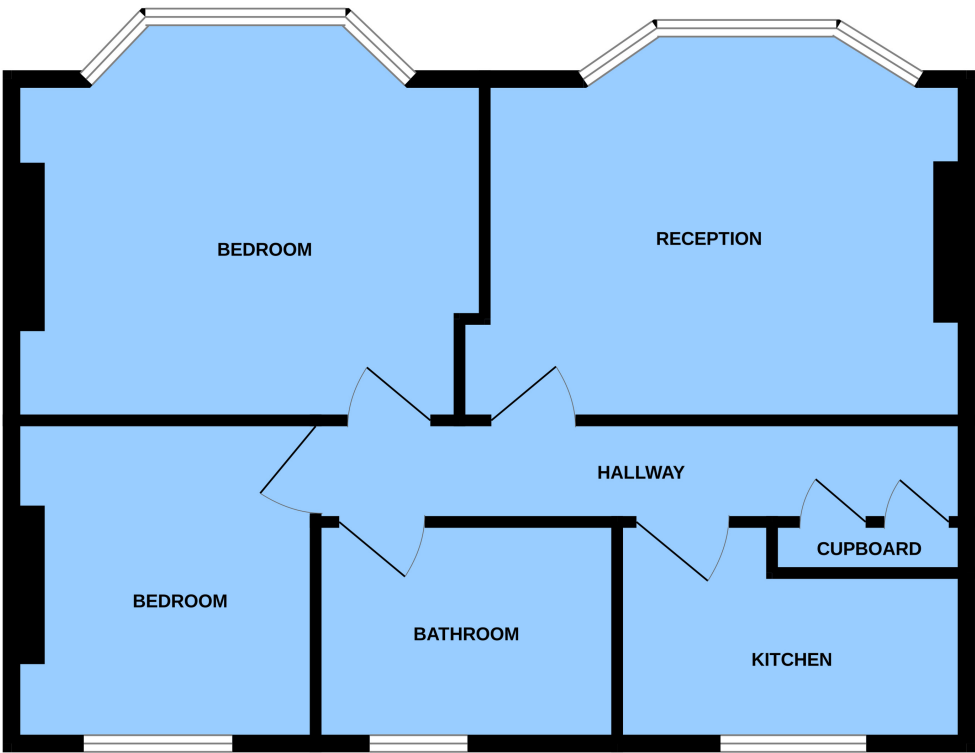
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GROUND FLOOR



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.  
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Flat 3 High House, 115 Hastings Road, Battle TN33 0TH      £195,000 leasehold

A spacious two bedroom top floor apartment offered with vacant possession with car port, close to amenities and Battle mainline station. No onwards chain.

Second Floor Flat      2 Double Bedrooms      Car Port      Convenient Location  
No Onwards Chain





## Description

Occupying the entire top floor of an attractive Victorian conversion, this character apartment enjoys generous room sizes and large windows making it feel spacious and light. Both bedrooms are generous doubles and the living room is large enough for a dining table. The kitchen and bathroom need some updating but have potential to enhance to suit ones specific needs. The property has the benefit of a car port which provides valuable parking and storage. High House is located on the outskirts of Battle and within a short distance of the amenities the High Street has to offer including a number of privately owned shops, two supermarkets, doctors, dentists and vets. Battle is well served for schooling both private and comprehensive at primary and secondary levels and there is also a mainline station offering regular services to London Charing Cross. A more comprehensive range of amenities can be found at nearby Hastings and St Leonards with its increasingly fashionable collection of bars, restaurants, recreational facilities and seafront. The property is offers with full vacant possession and no onward chain.

## Directions

From our office in Battle High Street proceed in a southerly direction along Hastings Road and the property will be found some distance along on the left hand side.

What3Words:///sticks.budgeted.cheetahs

## THE ACCOMMODATION COMPRISES

A communal door leading to communal entrance hall with stairs leading to the first and second floors. A private door opens into

## ENTRANCE HALL

with cupboard housing the electric meter, separate airing cupboard with shelves and tank.

## KITCHEN

8' 8" x 8' 4" (2.64m x 2.54m) with window to rear and fitted with a range of base and wall mounted cabinets incorporating cupboards and drawers with granite effect working surface, a sink with mixer tap, space for fridge/freezer, dishwasher and oven with extractor over.

## BEDROOM 1

13' 0" x 12' 0" (3.96m x 3.66m) with window to front, laminate flooring, radiator.



## BEDROOM 2

11' 9" x 10' 7" (3.58m x 3.23m) max with window to rear, cupboard and radiator.



## LIVING ROOM

13' 0" x 12' 0" (3.96m x 3.66m) with window to front, loft access, recessed lighting, wall mounted electric fire, laminate flooring.

## BATHROOM

8' 4" x 5' 9" (2.54m x 1.75m) with window to rear, recessed lighting, part panelled walls, laminated flooring and fitted with a panelled bath with shower attachment over, vanity sink unit, wc and space and plumbing for a washing machine.

## OUTSIDE

A communal driveway gives access to a car port with courtesy door to the rear giving access to the footpath leading to the communal front door.



## COUNCIL TAX

Rother District Council  
Band B - £2,044.68

## LEASE DETAILS

Length of Lease 999 years - 947 remaining  
Insurance approx. £200 per annum

**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.