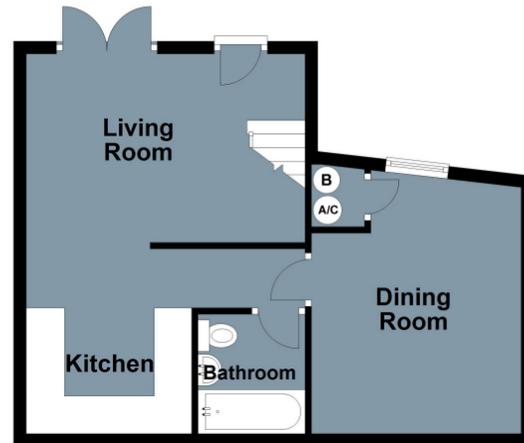


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

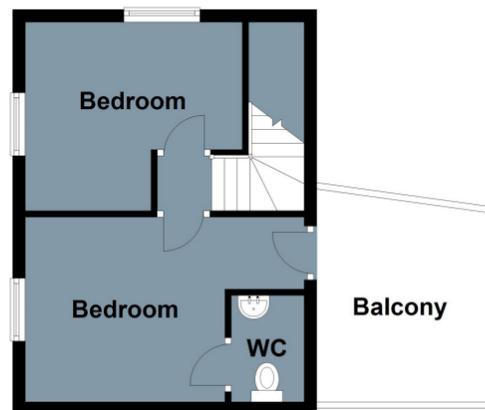
### Ground Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



### First Floor

Approx. 26.8 sq. metres (288.1 sq. feet)



Total area: approx. 67.6 sq. metres (728.2 sq. feet)  
 For illustration purposes only - not to scale



1 Abbey Mews, High Street, Battle, East Sussex TN33 0AQ

£280,000 freehold

Occupying a tucked away location just off Battle High Street is this attractive two bedroom end of terrace cottage offered to the market with no onward chain.

End of Terrace Cottage

2 Bedrooms

Separate Reception Room

Open Plan Kitchen/Living Room

Roof Terrace

Courtyard

Chain Free

High Street Location

## Description

An attractive Sussex style property with part tile hung and part brick elevations under a pitched tiled roof. The property enjoys an open-plan kitchen/reception room with double doors leading out into a private area of courtyard with an easterly aspect. There is an additional room downstairs currently serving as a dining room but could easily be a sitting room, office or third bedroom. The bathroom is situated on the ground floor. The first floor has two comfortable bedrooms, the larger of the two enjoys its own en-suite WC and a door leading to a private south facing roof terrace with rooftop views. The property occupies a tucked away location just off of the High Street which offers a range of independently owned shops, supermarket, bus routes, dentist, doctors surgery and library. The property is within walking distance of the mainline station with services to London Charing Cross and down to the coast at Hastings and St Leonards. The area is generally well served for primary and secondary schools, both private and comprehensive and the area has many sites of historical interest and areas of Outstanding Natural Beauty. Viewing highly recommended.

## Directions

Proceed down the High Street towards the Abbey in a southerly direction. Before reaching the white building with the red door, turn left and follow the path around where 1 Abbey Mews is the first property on the left hand side.

What3Words:///nets.refrained.trailer

## THE ACCOMMODATION

With approximate room dimensions, is approached via a partially glazed entrance door into the



## KITCHEN/RECEPTION AREA

19' 11" x 14' 6" (6.07m x 4.42m) Total area. RECEPTION AREA: 14' 6" x 9' 8" (4.42m x 2.95m) and has double doors giving access into the courtyard, television aerial point, telephone point, access to first floor, recessed lighting to ceiling, laminate flooring. Opening into KITCHEN: 9' 8" x 8' 6" (2.95m x 2.59m) Range of wall and base units incorporating cupboards and drawers with wood effect work surfaces, stainless steel sink drainer unit and mixer tap, tiled splash back. There is an integrated fridge/freezer, integrated slimline dishwasher, integrated electric oven, four ring ceramic hob over with extractor hood, space and plumbing for washing machine, multiple power points, laminate flooring, recessed lighting to ceiling.

A brief inner hallway leads into the

## DINING ROOM

13' 2" x 10' 11" (4.01m x 3.33m) max, irregular shape, large window to the front of the property, airing cupboard housing hot water cylinder, recessed lighting to ceiling.



## BATHROOM

6' 2" x 5' 7" (1.88m x 1.70m) Panelled bath with chrome shower attachment over, vanity unit incorporating sink with cupboard under, WC, heated towel rail, recessed lighting to ceiling, tiled walls and floor.

From the reception area, a turned staircase gives access to a brief first floor landing.

## BEDROOM ONE

10' 8" x 9' 7" (3.25m x 2.92m) Velux to the side of the property, steps and partially glazed door giving access to the ROOF TERRACE. Television aerial point, door into



## EN-SUITE WC

Pedestal wash basin, WC, heated towel rail, partially tiled walls, wall mounted light fittings and recessed lighting to ceiling, tiled floor.

## BEDROOM TWO

11' 4" x 9' 8" (3.45m x 2.95m) max, velux to the side of the property and window to the front, television aerial point.

## OUTSIDE

A small area of courtyard is accessed via double doors from the reception room.

## AGENTS NOTE

There is a Right of Way across this courtyard giving access to 2,3 and 4 Abbey Mews.

## ROOF TERRACE

10' 6" x 9' 6" (3.20m x 2.90m) Enclosed by a red brick wall and tile hung fascade of adjacent building, offering pleasant rooftop and Abbey views. South facing.

## COUNCIL TAX

Band C - £2,228.32  
Rother District Council

**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.