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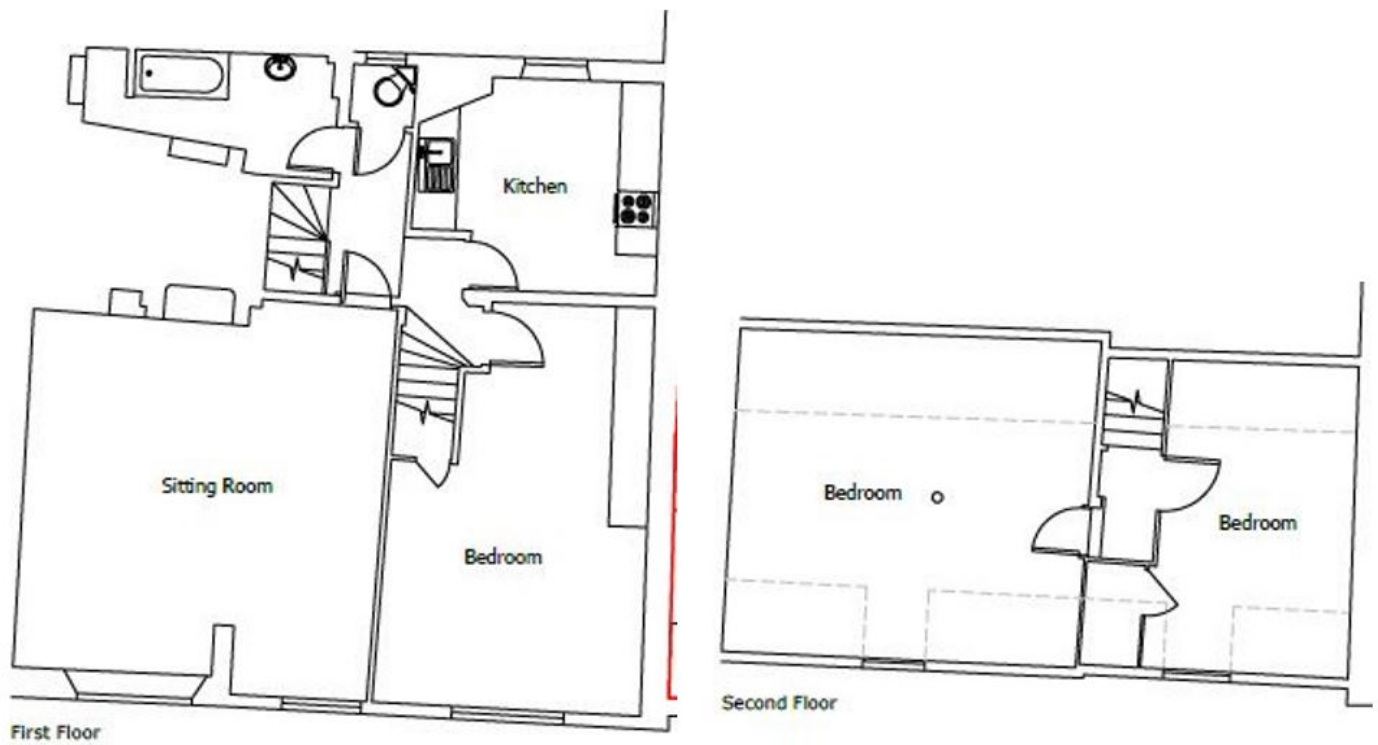
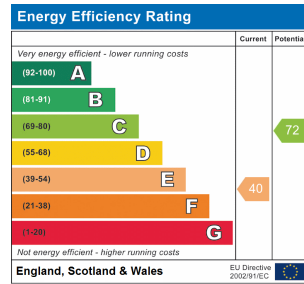
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13a High Street, Battle, East Sussex TN33 0AE

£199,950 leasehold

A 1300 sq.ft. Grade II listed maisonette with 2/3 double bedrooms, 1/2 reception rooms and a wealth of period features in a central location on the historic High Street close to the mainline station. Available with no onward chain

- Grade II Listed
- High Street Location
- 2/3 Bedrooms
- Investment Opportunity
- No Onward Chain
- New 125 Year Lease



## Description

An investment opportunity for those looking to expand their portfolio. A substantial flat of 1300 sq.ft. with a tenant in-situ on an Assured Shorthold Tenancy until March 2024.

Occupying the top two floors of an attractive Grade II listed building, there are two generous reception rooms with good ceiling heights and large windows overlooking the High Street. To the first floor is a kitchen large enough to eat in with a pleasant outlook over a neighbouring courtyard, a family bathroom with feature fireplace and a separate wc. To the second floor are two bedrooms overlooking the High Street.

This property offers enough space to serve as a very comfortable family home but also given its secure central location, could also make a wonderful second home or a buy to let investment.

Battle is well served with character pubs and restaurants, primary and secondary schools and a mainline station with regular train services to fashionable St Leonards on the coast and London Charing Cross approximately 1 hour and 15 mins.

The local area is well served for recreational facilities and sites of historical interest, as well as numerous countryside walks and wonderful beaches.

The apartment is available with no onward chain and will be sold with the benefit of a new 125 year lease.

## Directions

From Battle Abbey proceed up the High Street on foot and the entrance to the property will be found on the left hand side.

## THE ACCOMMODATION COMPRISES

Communal Entrance Hall leading to a private door and staircase rising to the

## HALLWAY

with loft access, radiator.

## LIVING ROOM

19' 6" x 18' 4" (5.94m x 5.59m) with two windows looking out onto the High Street, exposed ceiling and wall timbers and an attractive brick fireplace with inset real flame gas fire.



## KITCHEN

12' 1" x 10' 6" (3.68m x 3.20m) max with window with original shutters looking out onto a courtyard, part panelled walls and fitted with a range of base and wall mounted kitchen cabinets providing cupboards and drawers with spaces and plumbing for appliances. There is an area of wooden working surface incorporating an enamel sink with mixer tap and drainer and an extractor fan above the cooker space.



## DINING ROOM/BEDROOM

20' 3" x 13' 0" (6.17m x 3.96m) max with window looking out onto the High Street, understairs storage cupboard and range of fitted wardrobes with hanging and shelving.



## BATHROOM

10' 2" x 5' 10" (3.10m x 1.78m) overall with exposed timbers, feature fireplace (not in use) and cupboard housing the immersion. There is a white panelled bath with tiled surround, mixer tap, shower and shower screen, a wash hand basin with light above and a heated towel rail.

## WC

with obscured window to rear and fitted with a high cistern wc, part panelled walls.

## BEDROOM

17' 9" x 12' 3" (5.41m x 3.73m) with window to High Street, arranged around a central crown post with exposed timbers, radiator.



## BEDROOM

15' 4" x 9' 8" (4.67m x 2.95m) with radiator and cupboard with hanging.

## LEASE DETAILS

New lease for 125 years  
Ground Rent - Peppercorn  
Maintenance - 37% share of the outgoings  
Managing Agent - Little Orchard Estates (Battle) Limited

## COUNCIL TAX

Rother District Council  
Band D - £2273.93 2022/23

**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.