



20 Mount Street

Battle, East Sussex, TN33 0ER

Batcheller
Monkhouse

Our Corner of England

20 MOUNT STREET

A highly attractive, Grade II Listed, terraced cottage at the very heart of historic Battle and offering delightful character-filled accommodation which has been the subject of much attention and improvement in the current owner's time, together with a very pretty private rear garden.

Ground Floor

- Entrance Hall
- Sitting Room
- Dining Room
- Open-plan Kitchen
- Boot Room/Utility Room
- Cloakroom

First Floor

- Landing
- Principal Bedroom
- Second Bedroom
- Bedroom 3/Study
- Bathroom

Second Floor

- Attic Room

Outside

- Small front Garden
- Paved Rear Terrace and pathway to a second area of Garden



DESCRIPTION

20 Mount Street is an attractive, Grade II Listed, terraced cottage which the present owner has, in recent times, undertaken sympathetic improvements to create a very comfortable home. The elevations are colourwashed brick with the upper front white painted weatherboarding beneath a tiled roof. There is gas-fired central heating.

The main features of the property include:

- Front door to **entrance hall** with wooden flooring, understairs area for coats and boots, and a panelled door to the **sitting room**, a very charming and well-proportioned room with wooden flooring, built-in bookshelves and exposed ceiling beams. There is a fireplace with brick hearth and painted surround and a log burner.
- The **dining room** has wooden flooring and exposed beams. There is a fireplace currently with a log burner (which will not remain). One step up to the open-plan **kitchen** with a range of painted base units with wooden worktops and ceramic sink with drainer and mixer taps. There is a Smeg gas hob and double oven with overhead extractor. Slate tiled floor.
- The **utility/boot room** has a butler-style sink in wooden surround with mixer taps and fitted dresser. There is a further **storage cupboard** (which forms part of a small flying freehold with the property next door). Slate tiled flooring. Panelled timber door to **cloakroom** with WC.
- From the boot/utility room a door opens to a small passage with steps up to a **terrace/sun trap**, which in turns leads to a passageway which ultimately culminates in the private rear garden.
- The attractive **first floor landing** has an exposed beam, wide wooden floorboards and a small recessed area with shelves for display purposes.
- The **principal bedroom** is another character-filled room with wide painted wooden floorboards and exposed beams to the ceiling and walls. There is a built-in wardrobe cupboard and a further recessed area which serves as an additional wardrobe.
- The **second bedroom** is another generous double bedroom, again with wide wooden floorboards and a useful recessed area suitable for storage and/or wardrobe space, exposed beams.
- **Bedroom 3/study** is a compact but useful room, currently serving as an office, again with wide wooden floorboards and some built-in shelving.
- An open tread staircase from this area leads to the charming **attic room** in the eaves with a Velux window to the rear and some exposed beams. Recess suitable for storage.

OUTSIDE

To the rear of the property and approached from the boot/utility room is a passageway with brick steps leading up to a small terrace/suntrap area with a garden storage shed and further steps to a gravelled passageway that leads to a private area of rear garden.



This is a very pretty west-facing garden divided into different areas, one of which is paved and laid to gravel with an attractive arbour, perfect for al fresco dining. There are a number of beds, including several which have been used as a vegetable garden, and a picturesque pond surrounded by an area of lawn.

A raised timber deck offers access to the **studio room** of timber construction which currently serves as an artist's studio and workshop, and could accommodate a variety of purposes including a home office or study.

To the side of the studio is the working area of the garden, with space suitable for garden storage, compost, etc.

AMENITIES

Local: Mount Street is located off the popular High Street which has a wide range of independent shops and businesses, .

Towns: Hastings, with its charming Old Town, is about 8 miles; Tunbridge Wells is some 22 miles.

Transport: Battle station (0.9 of a mile) on the London Bridge/Charing Cross line. The A21 with links to the M25 and motorway network is nearby.

Schools: Battle & Langton Primary School, Claverham Community College and Battle Abbey School at Battle; Vinehall at Robertsbridge; Claremont Preparatory at St Leonards and Senior School at Bodiam.

Leisure: Battle has a wide range of events and activities throughout the year; Battle Abbey (English Heritage); Bateman's and Bodiam Castle (National Trust); golf at Sedlescombe and Beauport; leisure centres at Beauport and Crowhurst Park. Theatres, cinema and art gallery at Hastings, together with access to the coast and country park.

DIRECTIONS

From the roundabout at the top of Battle High Street, continue down the High Street and take the first turning left into Mount Street. Number 20 will be found on the left hand side shortly after the left hand turning to Mount Joy.

Additional Information

Local Authority: Rother District Council, Bexhill-on-Sea. Telephone 01424 787000.

Services (not checked or tested): Mains electricity, gas, drainage and water

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX247499

Council Tax: Band D

What3Words: change.fairy.wobbles.



GUIDE PRICE £400,000 - £425,000

Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



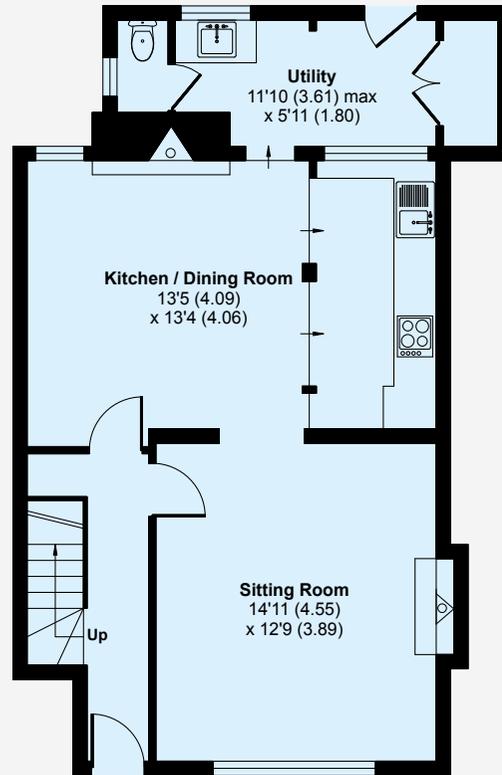
20 Mount Street, Battle, TN33 0ER

Approximate Area = 1240 sq ft / 115 sq m (excludes outbuilding)

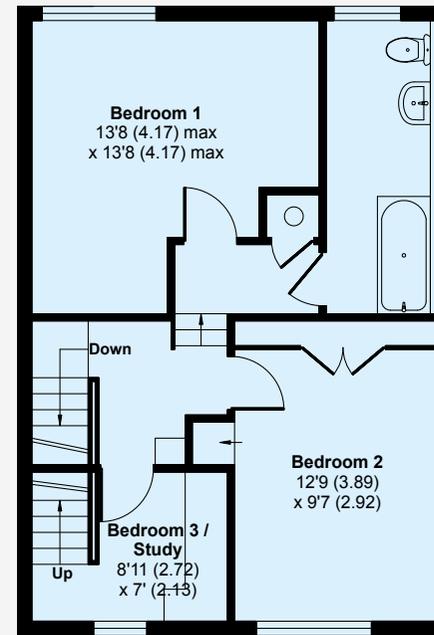
Limited Use Area(s) = 135 sq ft / 13 sq m

Total = 1375 sq ft / 128 sq m

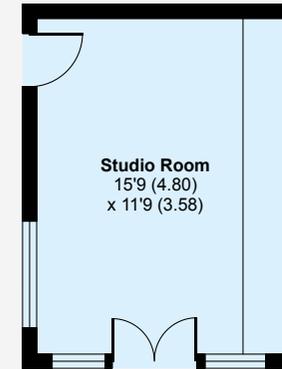
For identification only - Not to scale



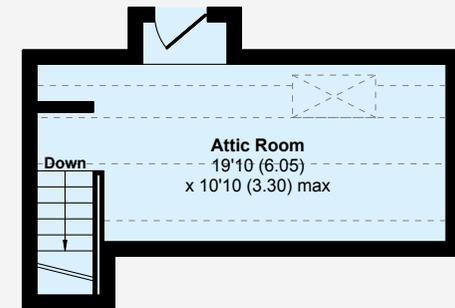
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



SECOND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2022. Produced for Batcheller Monkhouse. REF: 824638