



Apartment 2

8A High Street, Battle, East Sussex, TN33 0AE

**Batcheller
Monkhouse**

Our Corner of England

APARTMENT 2

** Ready to move into today **

A fantastic opportunity to acquire a beautiful newly refurbished 2 bedroom first floor apartment within an elegant period property situated in the heart of the bustling historic town of Battle.

First Floor

- Communal entrance hallway
- Kitchen/dining/sitting room
- Two double bedrooms
- Bathroom

Outside

- Communal garden
- Walking distance to local amenities and Battle train station

Key Benefits

- Fully refurbished to an exceptional standard
- Integrated Bosch kitchen appliances with warranties
- Views over garden from the bright living space



DESCRIPTION

This two bedroom apartment is located off the Abbey Green on the doorstep of Battle Abbey. One of five apartments in a wonderful period listed building, it is located at the rear of the property overlooking the communal garden.

The apartment has the traditional features of a period property, which has been sympathetically converted into a lovely two bedroom home and has been finished to an exceptionally high standard.

The main features of the property include:

- **Entrance hallway** with security intercom, access leading to the staircase and to the rear of the property and the communal garden.
- **Kitchen/dining/sitting room** is a lovely bright double aspect room overlooking the communal garden. The kitchen is beautifully presented in navy with quartz worktops, splashback and upstand. There are quality Bosch integrated appliances including double oven, gas hob, extractor hood, fridge/freezer and washer/dryer. There is an instant hot water tap over an attractive butlers sink.
- The **bathroom** has a bath with a shower over with stylish sage green gloss tiles, contemporary vanity units, heated towel rail and high quality vinyl flooring.
- Two double **bedrooms** overlook the side of property with high quality carpets.
- High quality honey oak vinyl **flooring** in the kitchen and bathroom, and luxurious light stone carpets through the rest of the apartment.
- Traditional white internal doors with black door furniture in keeping with the age and style of the property. Original refurbished windows.
- **Electrical and lighting** - pendant lighting in the bedrooms, with recessed lighting throughout the rest of the apartment. Gas fired combi boiler with radiators.
- For **peace of mind**, the building has a full fire alarm and sprinkler system installed, security intercom and has had additional soundproofing added in the floors and ceilings.

It is ideally situated in the town centre for access to all the amenities that Battle has to offer, including its many lovely boutiques, cafes and restaurants, and is only half a mile from the train station which is on the London Bridge/Charing Cross line.

OUTSIDE

There is a pretty communal garden to the rear of the property.





AMENITIES

Towns: Battle town centre has an excellent selection of shops and amenities for everyday needs, including an independent supermarket, together with cafés, restaurants, public houses and local market. Catsfield has a village shop/Post Office, plant nursery/café and fishing lakes. Hastings is about 6.5 miles by road with regular train and bus services from Battle.

Transport: Battle station (0.2 of a mile) on the London Bridge/Charing Cross line; A21 access to M25 and motorway network.

Schools: Battle & Langton Primary School; Claverham Community College; Battle Abbey School; Vinehall at Robertsbridge; Claremont at St Leonards on Sea and Bodiam; Marlborough House and St Ronan's at Hawkhurst.

Leisure: Battle has a wide range of events throughout the year, together with public tennis courts, football, bowls and cricket clubs; leisure facilities at Crowhurst Park and Bannatynes at Beauport Park; historic Battle Abbey and the battlefield; several local footpaths and bridleways; Hastings with its cinema, art gallery and the White Rock Theatre.

Healthcare: Conquest Hospital, Hastings. GP and dental surgeries in Battle.

DIRECTIONS

Number 8A High Street is situated on the Abbey Green, close to the historic Abbey gateway.

What3Words: artichoke.talent.charted

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: Leasehold with share of Freehold.

EPC: EPC rating TBC **Council Tax:** TBC

PLEASE NOTE THE INTERIOR IMAGES ARE CGIs

GUIDE PRICE £255,000

Viewings

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

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.

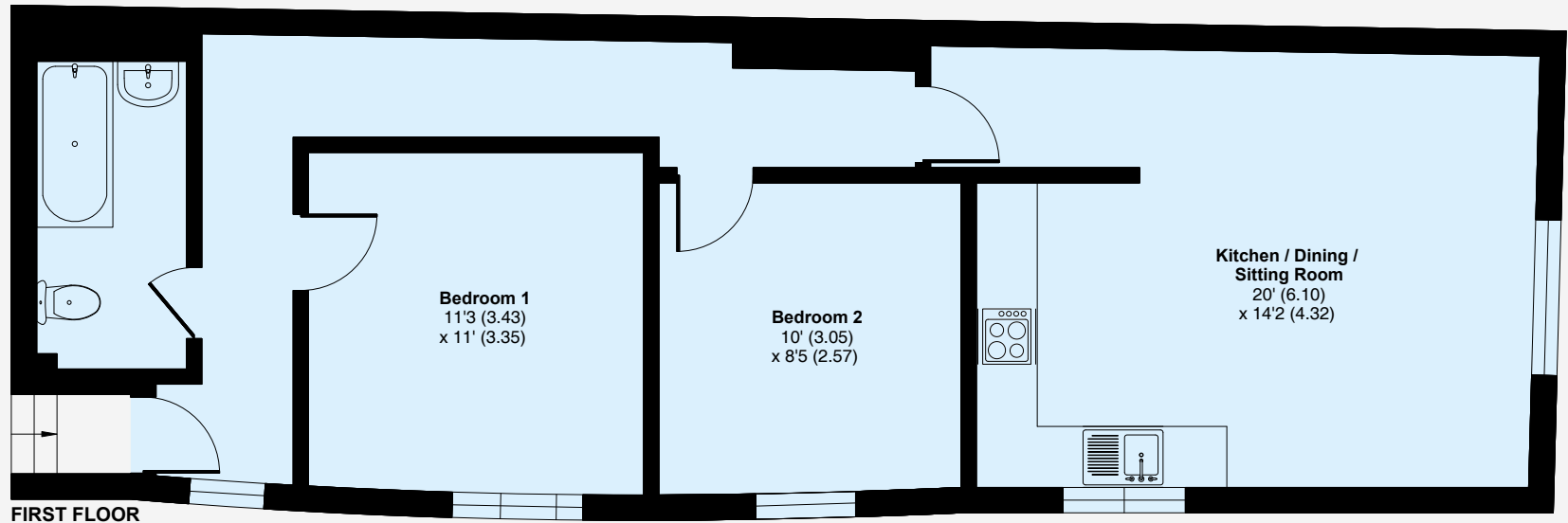
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount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

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Approximate Area = 704 sq ft / 65 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschemcom 2022. Produced for Batcheller Monkhouse. REF: 889708

