



Alfric

Lewins Croft, Mount Street, Battle, East Sussex, TN33 0ER

Batcheller
Monkhouse

Our Corner of England

ALFRIC

A charming two-bedroomed attached cottage, in need of updating, forming part of the historic Grade II* Listed Lewins Croft, ideally located within a few minutes' level walk of the High Street and with the benefit of an off-street parking space.

Ground Floor

- Entrance Lobby
- Dining Room
- Sitting Room
- Kitchen

First Floor

- Two Bedrooms
- Bathroom

Attic Floor

(approached via a loft ladder)

- Large Attic/Storage Room

Outside

- Off-street Parking Space



DESCRIPTION

Alfric forms part of the landmark Grade II* Listed building Lewins Croft which is divided into six individual cottages and situated on popular Mount Street, at the very heart of Battle town. The accommodation is arranged over two floors (with an additional attic floor) and now requires modernisation. To the side of the building is an off-street parking space.

The elevations are C16 timber framed with plaster infilling, the ground floor rebuilt in red brick, beneath a tiled roof. There is gas-fired central heating and partial secondary glazing.

The main features include:

- A pathway (shared with two other properties) leads to the glazed panelled front door which opens into an **entrance lobby** with part glazed wall and timber beams above, opening to the **dining room** with cork tiled flooring, exposed brick chimney breast and hearth with bressummer beam, exposed timber beams to the ceiling. Cupboard housing the Worcester gas boiler and a further storage/larder cupboard.
- This area opens directly through to the **sitting room**, again with an exposed brick chimney and hearth with bressummer beam and beams to the ceiling. The **kitchen** is a compact room with a range of built-in base units incorporating a single stainless steel sink unit with drainer, AEG electric hob and a Mieke oven below, quarry tiled flooring. This area now requires modernisation.
- A staircase from the sitting room leads to the **first floor landing** where there is a loft hatch with a ladder leading up to the attic floor.
- **Bedroom 1** is a generous double bedroom with a recessed clothes storage area and exposed beams, leaded light windows overlooking Mount Street.
- **Bedroom 2** also features leaded light windows and exposed beams, with views down Mount Street towards the High Street.
- The **bathroom** is fitted with a panelled bath with mixer taps and overhead shower attachment, set in a tiled surround, pedestal wash basin and WC, vinyl flooring and skylight window above.
- A loft hatch with drop down telescopic ladder gives access to the large **attic floor** with a plethora of exposed beams and a vaulted ceiling, wooden flooring and two leaded light windows looking down Mount Street towards the High Street. This useful space currently houses the cold water tank and is used for storage. (Due to the nature of this Listed building, it is unknown whether there is any scope to utilise this space for any other purpose. Purchasers should make their own enquiries of the Local Authority and Listed Buildings department.)



OUTSIDE

To the left hand side of this building are a series of off-street parking spaces, one of which is designated for Alfric.

AMENITIES

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

Towns: Hastings 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 links to the M25 and motorway network.

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

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

DIRECTIONS

From the roundabout at the northern end of Battle High Street, continue down the High Street and take the first turning left into Mount Street. Lewins Croft will be found on the right hand side, shortly after the turning to Mount Joy on the left.

What3Words: golden.tones.shoebox

Additional Information

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

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

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

Tenure: Freehold. Land Registry Title Number ESX 427980

Council Tax: Band C

GUIDE PRICE £270,000 - £290,000

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.

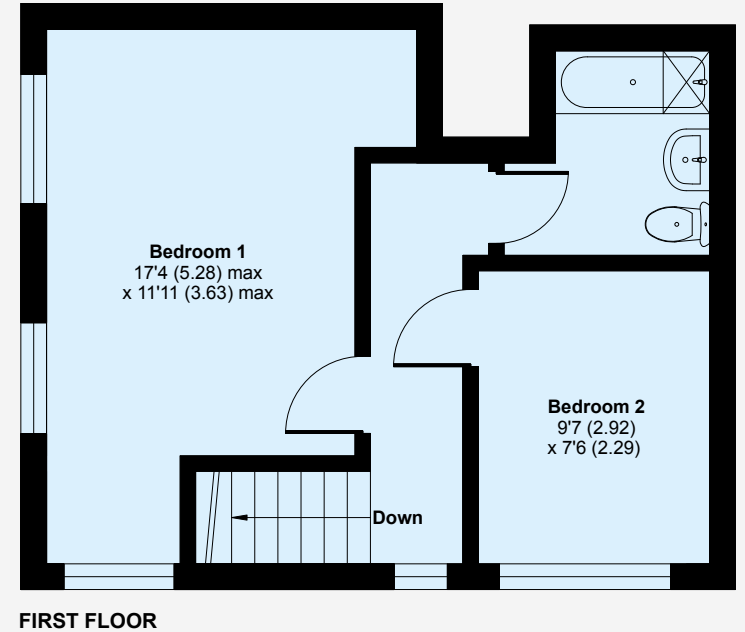
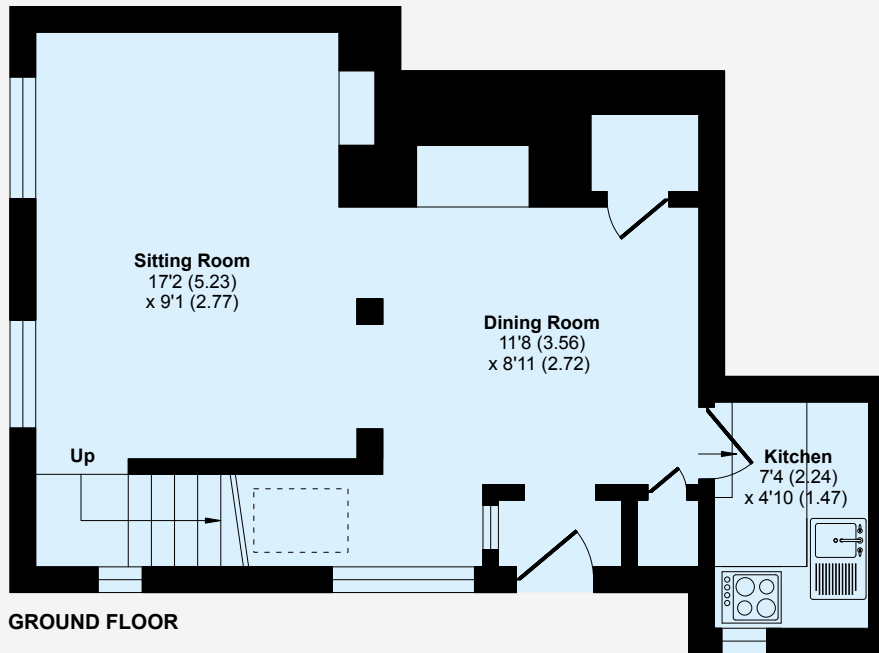
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount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

batchellermonkhouse.com

Alfric, Lewins Croft, Mount Street, Battle, TN33 0ER

Approximate Area = 739 sq ft / 68.6 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). © n1che.com 2023. Produced for Batcheller Monkhouse. REF: 1055075

