



# 6 Old Mill Walk

Battle, East Sussex, TN33 0AR

Batcheller  
Monkhouse

Our Corner of England





# 6 OLD MILL WALK

A beautifully presented and well-appointed property forming the end of a terrace of modern houses (2001) within yards of the High Street and removed from traffic, with delightful garden and garage.

## Ground Floor

- Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room

## First Floor

- Principal Bedroom with en suite Bathroom
- Two further Bedrooms
- Family Bathroom

## Second Floor

- Bedroom 4 with en suite Shower Room
- ### Outside
- Delightful south-easterly facing Garden
  - Garage



## DESCRIPTION

6 Old Mill Walk forms part of an exclusive small development of six terrace properties set in the heart of Battle, with vehicular access through wrought iron gates into a communal courtyard.

The property was completed in 2001, the elevations being brick, part tile hung beneath a tiled roof. Fitted to a high standard and beautifully presented with light and sunny well-proportioned accommodation. There is gas fired central heating and sealed unit double glazed wood-framed windows.

The main features of the property include:

- The front door opens into the **entrance hall** with a useful storage cupboard. The **cloakroom** is fitted with a wash basin and WC.
- The **sitting room** has a fireplace fitted with a woodburner and a mantelpiece above. Double door opening onto the south-facing wall-enclosed garden. Oak floorboards.
- The **dining room** is at the front of the house and would lend itself for use as a study for those working from home.
- The well-fitted **kitchen/breakfast** room has a 1 1/2 bowl ceramic sink unit inset into Corian work surfaces with drainer to the side. Extensive range of fitted base and wall units with integrated fridge/freezer. Gas hob with extractor fan above and twin ovens with grill, cupboards above and below. Integrated dishwasher and tiled flooring. Glazed door to the rear garden.
- A staircase rises from the hall to the **first floor landing** with airing cupboard housing the hot water cylinder.
- The **principal bedroom** has fitted wardrobes and glazed double doors opening onto a Juliet balcony enjoying the views over the town. The **en suite bathroom** is fitted with a bath with shower attachment, wash basin, WC, storage cupboard.
- There are **two further bedrooms** on this floor, together with the **family bathroom** fitted with bath, wash basin and WC.
- From the landing a further staircase leads up to the **second floor**. **Bedroom 4** is a generous size, has views and access to excellent eaves storage. The **en suite shower room** has a shower cubicle with power shower, wash basin, WC and plumbing for washing machine and tumble dryer.

## OUTSIDE

Old Mill Walk is approached through double wrought iron gates into a courtyard area giving access to the brick **single garage** with up and over door, and light and power connected. A secure electronic side gate leads into the High Street.

6 Old Mill Walk has a delightful south-easterly facing garden which is walled on two sides and has been creatively landscaped. There is an array of tropical and evergreen plants including clematis, honeysuckle and climbing roses. Double doors from the sitting room and a single door from the kitchen give access to the garden.



## AMENITIES

**Local:** 6 Old Mill Walk is centrally located in the historic town of Battle, just off and screened from the High Street, thus removed from traffic noise yet within immediate reach of the range of independent shops, supermarket, public houses and restaurants.

**Towns:** For more comprehensive amenities and shops, Hastings town centre is some 7 miles, Bexhill-on-Sea and Tunbridge Wells about 9 and 22 miles respectively.

**Transport:** Battle station is about 1 mile on the London Bridge/Charing Cross line. Bexhill and Hastings stations on the Brighton to Ashford line with links to London and Gatwick Airport. The A21 leads to the M25 and onward motorway network.

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

**Leisure:** There is a network of local footpaths and bridleways and a wide range of leisure events throughout the year in and around Battle. The coast, sailing and sports clubs, theatres and cinema at Hastings and Bexhill; Bateman's, Bodiam Castle (National Trust); golf at Beauport Park and Sedlescombe Golf and Country Club; Bannatynes and Crowhurst Park Leisure Centres.

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

## DIRECTIONS

On entering Battle from a northerly direction take the first turning left into Mount Street. Turn right into the entrance to Mount Street car park where the wrought iron entrance gates to Old Mill Walk will be found shortly on the right.

**What3Words:** ///daydream.avocado.qualified

## 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](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX ESX257725

**EPC:** EPC rating C **Council Tax:** Band E

**GUIDE PRICE £650,000 - £700,000**

## Viewings

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

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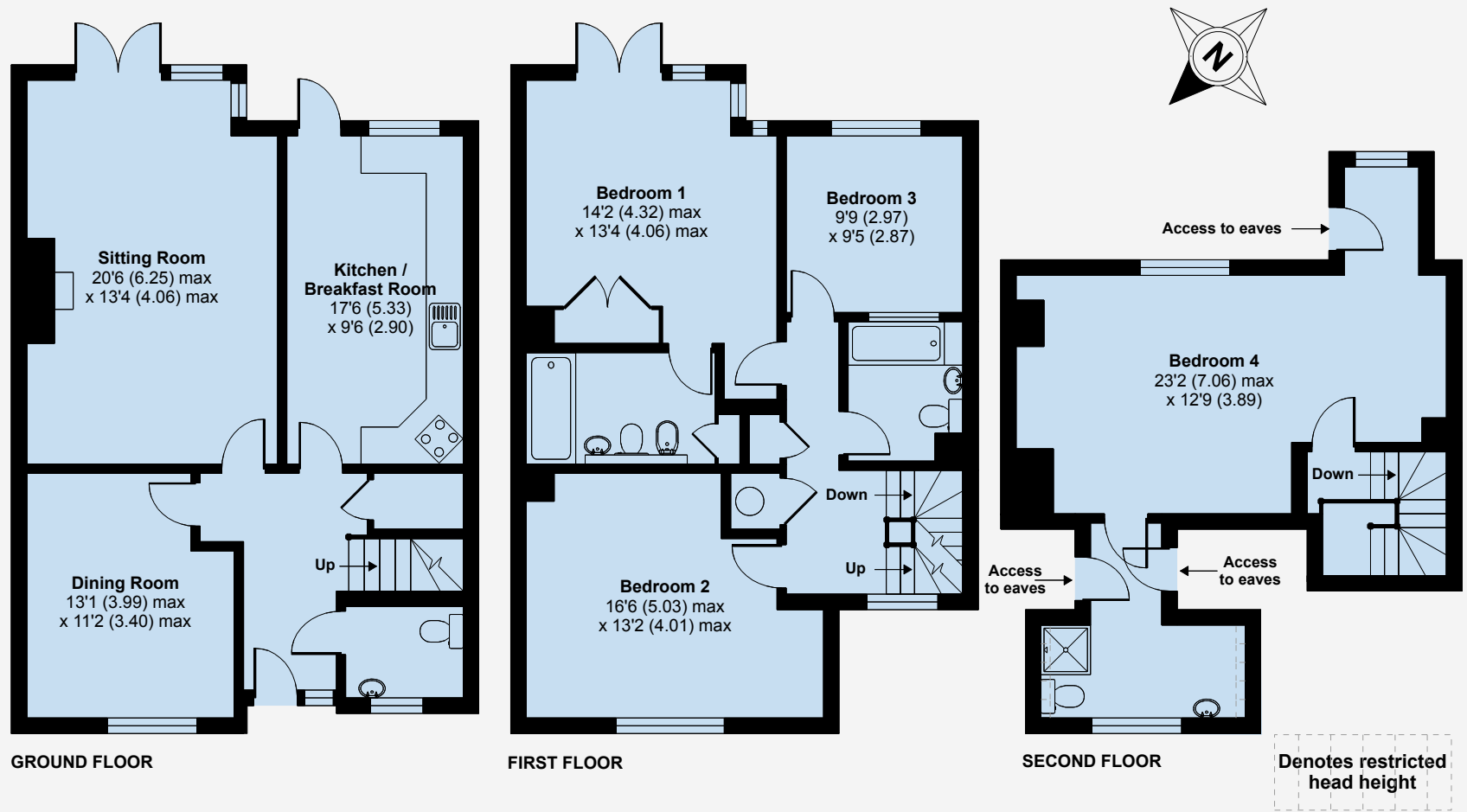
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# 6 Old Mill Walk, Battle, East Sussex, TN33 0AR

APPROX. GROSS INTERNAL FLOOR AREA 1887 SQ FT 175.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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