

**RUSH
WITT &
WILSON**



RUSH
WITT &

22 Abbey Court St. Martins Way, Battle, TN33 0TZ
£130,000 Leasehold

A Rare Opportunity in the Heart of Battle

This well-presented ground floor apartment forms part of a popular and highly regarded over-55s development, ideally positioned less than 50 metres from the High Street — placing the very best of Battle right on your doorstep.

The property is accessed via its own private entrance, leading into a welcoming entrance hall with a storage cupboard and shower room. The spacious sitting room features French doors opening onto the side pathway, providing direct access to your private courtyard garden — a lovely space for seating, planters and potted displays. The master bedroom is comfortably proportioned, whilst a second bedroom offers flexibility as a guest room or snug. The kitchen completes the accommodation.

Outside, your private side pathway and courtyard garden create a charming and manageable outdoor retreat, ideal for those who enjoy outdoor space without the upkeep of a larger garden. The development also benefits from a beautiful communal garden, perfect for socialising and making the most of the outdoors — something that reflects the warm and friendly community spirit that this development is so well known for.

Battle itself needs little introduction — the famous Abbey and its rich history sit nearby, whilst residents enjoy a thriving High Street, well-regarded GP and dental surgeries, a mainline railway station, popular walking routes, and a wonderful array of local groups, hobby clubs and community events that make this such a sought-after place to call home.







RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



Approximate total area⁽¹⁾

52.6 m²

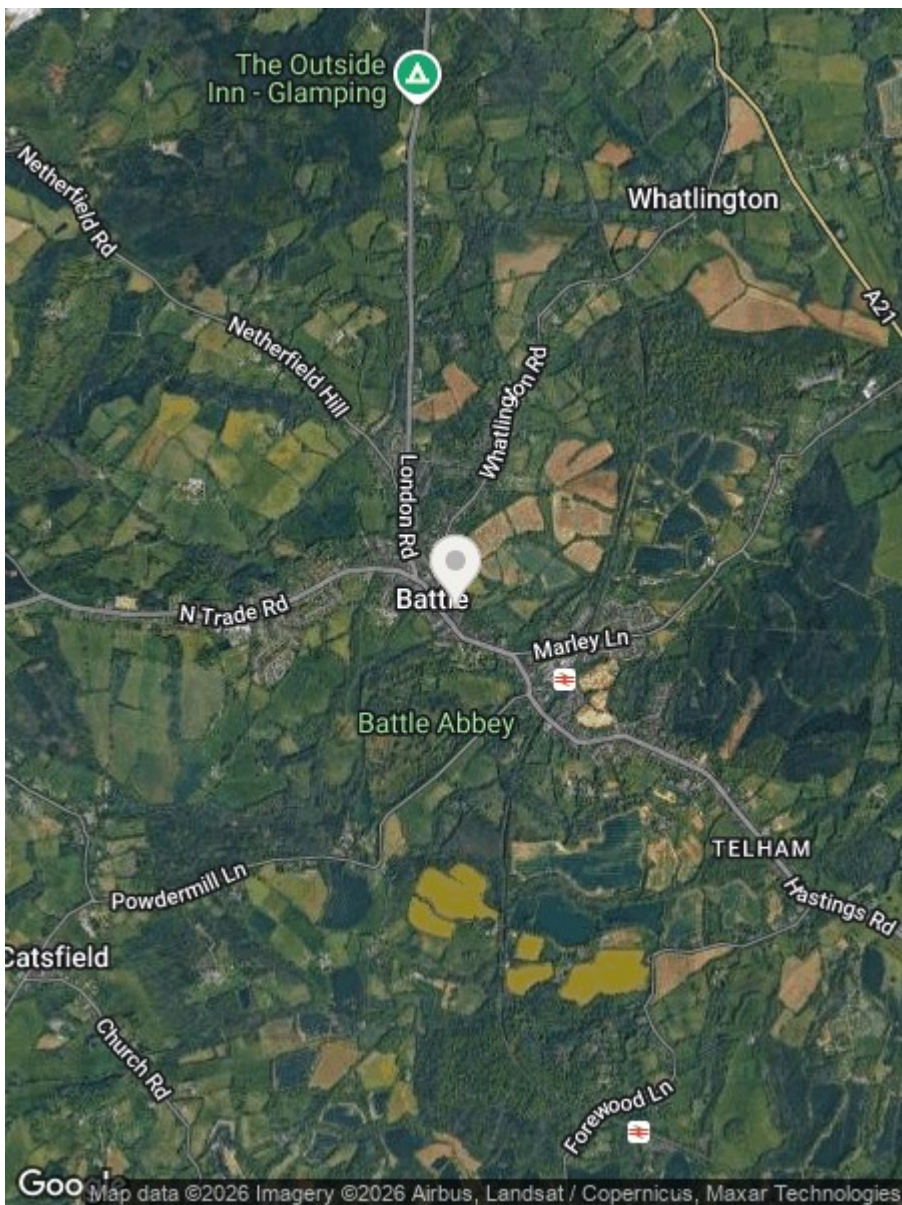
565 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**