

21 Shirlea View, Battle, East Sussex TN33 0UU
£220,000 Leasehold

About the property

Rush Witt & Wilson are delighted to present this spacious and beautifully presented two bedroom apartment, ideally positioned just a short walk from Battle High Street and its excellent range of amenities, the dental and doctors surgery, the mainline station, popular walks and the vibrant town green, and the historic Battle Abbey. Thoughtfully refurbished and updated throughout, the property offers bright, well-proportioned accommodation flooded with natural light and enjoying a lovely leafy, green outlook.

A private entrance leads up to the first floor accommodation, comprising a newly fitted modern and sleek kitchen, two well-appointed bedrooms with built-in cupboard wardrobes, and a smartly renovated bathroom. The uniquely spacious living/dining room forms the heart of the home, completed by a stepped Juliet balcony framing a scenic, leafy outlook beyond.

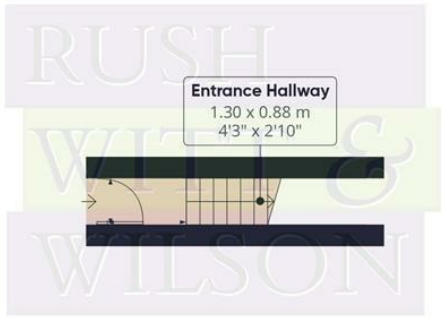
Further advantages include an allocated parking space, with the loft space offering further potential to convert, subject to any necessary consents or planning permissions. The apartment also benefits from its convenient location, with well-regarded schooling including Claverham Community College close by, along with scenic countryside walks on the doorstep.

A fantastic opportunity to acquire a conveniently located, immaculately presented home in the heart of this highly desirable market town.







Floor 0





Floor 1

RUSH WITT & WILSON

Approximate total area(1)

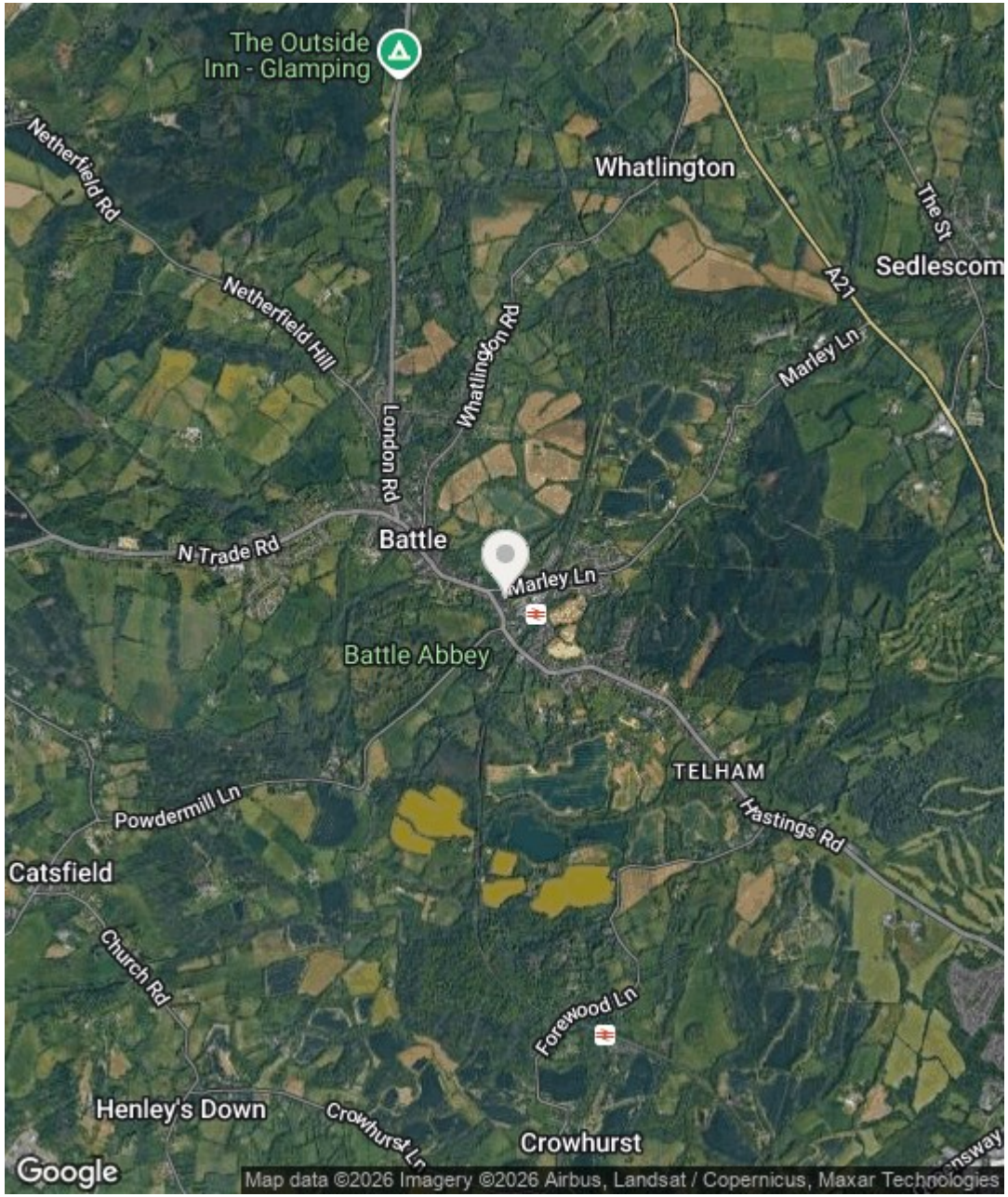
60.6 m²

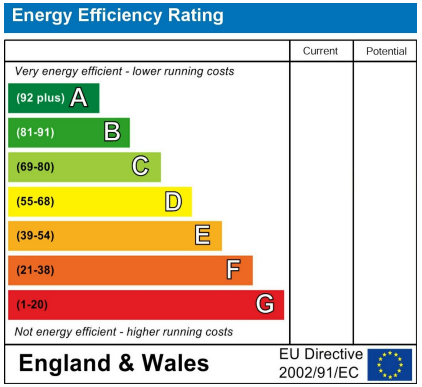
653 ft²

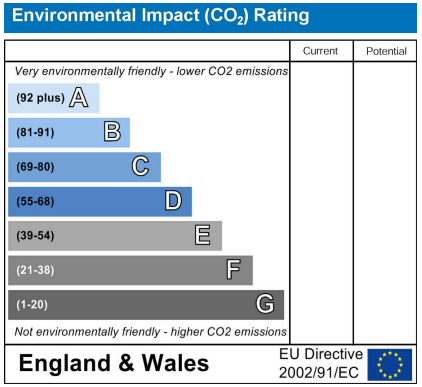
(1) Excluding balconies and terraces

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

GIRAFFE360







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

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