RUSH WITT & WILSON



3 Abbey Way, Battle, TN33 0XD
By Auction £108,000 Leasehold

Picture stepping out of your door and onto Battle High Street within minutes, with the mainline station close enough for a spontaneous day in London. This first-floor flat gives you the best of town life, then a calm, light-filled place to come home to. Floor-to-ceiling windows fill the living room with daylight and frame a pleasant outlook, perfect for slow weekend mornings and suppers with friends. Leading off, the sleek white gloss kitchen is ready for relaxed dinner parties, with an eye-level oven and integrated dishwasher. The double bedroom is a quiet retreat with a full wall of fitted wardrobes, and the modern walk-in shower room adds a fresh, spa-like touch to your routine. Built-in storage keeps life beautifully uncluttered, and one allocated parking space makes coming and going simple. Easy, convenient and full of light, this is a flat designed for living well. We are aware there are restrictive covenants on the property, further details available upon request.

This property is for sale by Modern Method of Auction and viewers/bidders' personal data will be shared with IAM-Sold Ltd (the Auctioneer). Buyer & Seller are to complete the transaction within a 56 Day Reservation Period. If buying with a mortgage, check the properties suitability with your lender before bidding. The buyer will sign a Reservation Agreement and make payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. The Reservation Fee is paid in addition to the purchase price and is considered within the calculation for stamp duty. Buyers are to provide the Auctioneer with proof of funding and complete ID checks. Buyer also pays £300 inc VAT for a Buyer Information Pack which viewers should review fully before bidding. Where services are recommended, the Agent or Auctioneer will be paid for the recommendation. Recommended services are optional.








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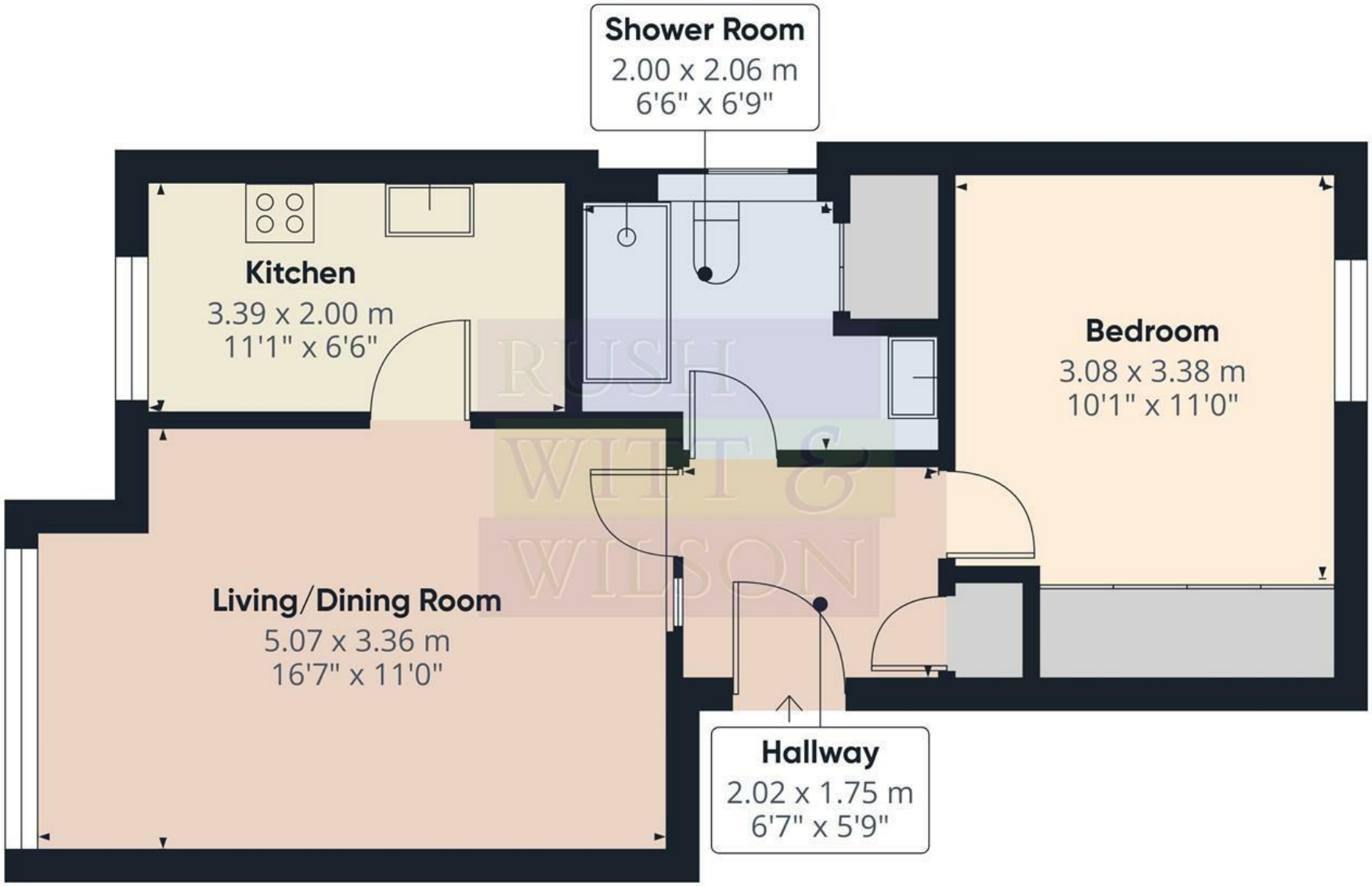

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Approximate total area(1)

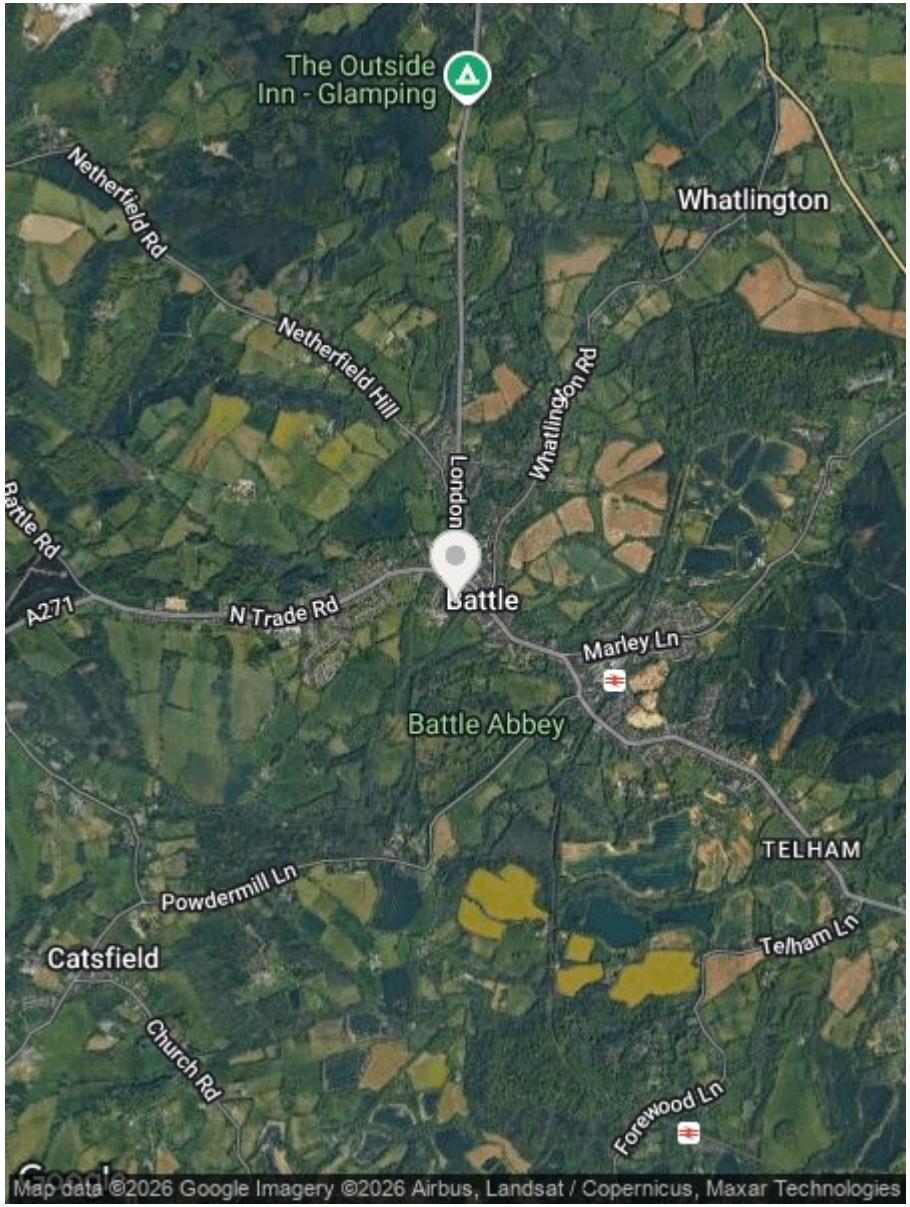
45.2 m²

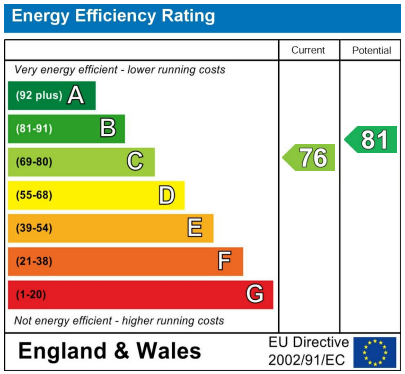
487 ft²

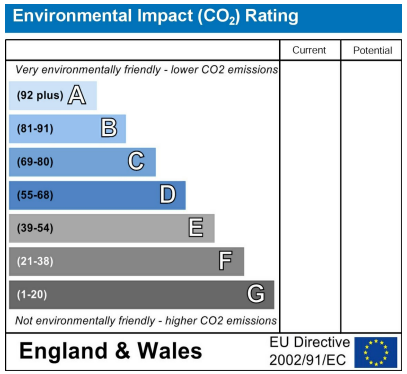
(1) Excluding balconies and terraces

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 - B

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).

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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

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