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**8 Abbey Court, Battle, East Sussex TN33 0TZ  
Offers In The Region Of £105,000 Leasehold**

**OVER 55's RETIREMENT APARTMENT | PRIVATE BALCONY | SHORT STROLL TO HIGH STREET | CHAIN FREE.**

A well-presented one bedroom first floor retirement apartment, ideally positioned within a popular and established over 55's development, just a short and level stroll from the heart of the high street. The property benefits from its own private front door with entry phone system and includes the added convenience of a stair lift, making access easier and more comfortable. The accommodation has been thoughtfully updated throughout, offering a modern, low-maintenance feel. The sitting room is arranged as a lounge/dining space, with a defined alcove providing an ideal area for a small table and chairs. French doors open onto a private balcony, a particularly lovely feature—perfect for relaxing, enjoying a quiet moment, and taking in birdsong and everyday life with a warm drink. The kitchen has been updated with a clean, practical finish, while the bedroom is well-proportioned and the shower room has also been modernised to a good standard. The development offers the reassurance of a house manager along with communal benefits, creating a friendly and supportive environment for residents. The location is a key highlight, within easy walking distance of the high street with its range of shops, cafés and everyday amenities. Local doctors and dentists are close by, along with excellent transport links including regular bus services and mainline rail access. The area is also well known for pleasant walks and a strong community spirit, with a variety of local groups and social activities. Set within the well-connected and welcoming community of Battle, this is a highly convenient and desirable setting for retirement living. Offered to the market chain free, this apartment represents an excellent opportunity for secure, low-maintenance retirement living in a prime central location.





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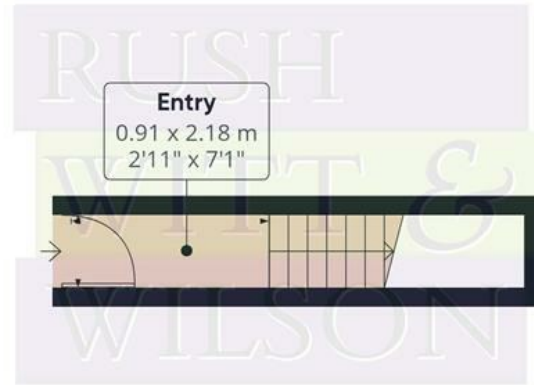


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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

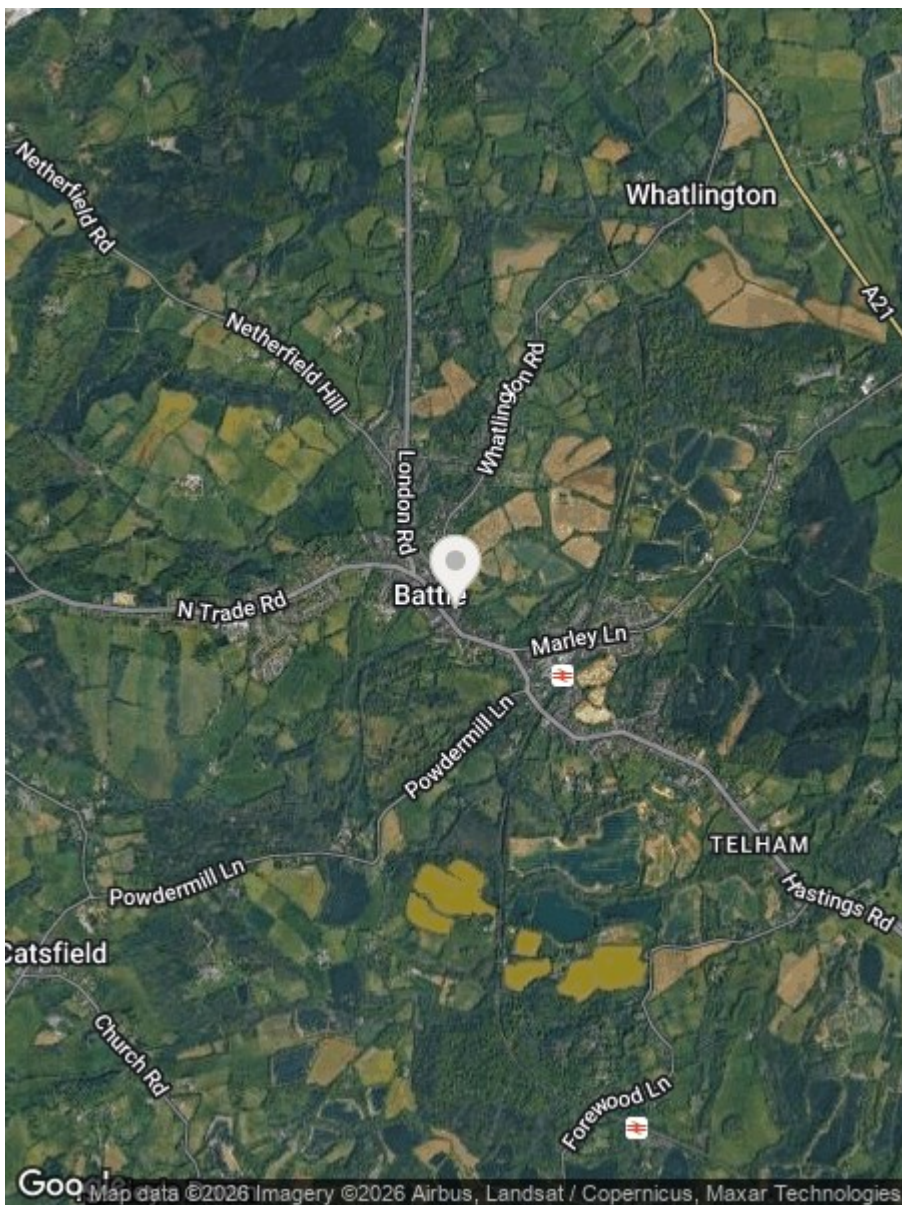
44.5 m<sup>2</sup>  
479 ft<sup>2</sup>

**Balconies and terraces**

1.6 m<sup>2</sup>  
17 ft<sup>2</sup>

(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.



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

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

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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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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