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**Tollgates House Tollgates, Battle, TN33 0JA
Offers In Excess Of £210,000 Leasehold**

Top Floor Apartment with Stunning Far-Reaching Views | Moments from Battle High Street. Positioned in one of the most enviable pockets of Battle, this beautifully presented two-bedroom apartment occupies the top floor of an attractive period residence, enjoying breathtaking far-reaching views across the surrounding countryside and rooftops of this historic town. Battle is not just a location – it's a lifestyle. Steeped in history and best known for the iconic Battle Abbey, the town offers a unique blend of medieval charm, independent boutiques, welcoming cafés, traditional pubs and everyday essentials, all centred around its characterful High Street. With a mainline station offering direct links to London, excellent local schooling including catchment for Claverham Community College, and beautiful countryside walks quite literally on your doorstep, the setting here is exceptionally strong. The apartment itself is wonderfully quirky and full of personality. Spanning the entire top floor, the triple-aspect living room is a real showpiece – vaulted ceilings, a feature fireplace and elevated views combine to create a light-filled and uplifting space, ideal for relaxing or entertaining while enjoying the changing seasons. The modern kitchen/breakfast room offers ample storage and worktop space with room to dine, while two well-proportioned bedrooms and a stylish family bathroom complete the accommodation. Externally, residents enjoy communal gardens – a level lawn bordered by mature trees and shrubs, offering a peaceful retreat moments from the High Street. Properties in this location, combining views, character and genuine walkability into Battle, rarely remain available for long. Ideal as a first purchase, investment or lock-up-and-leave, this is a home that truly captures the very best of the town.







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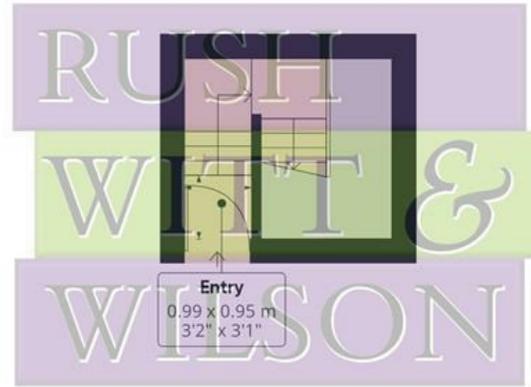
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Floor 0

Approximate total area⁽¹⁾

82.5 m²

888 ft²

Reduced headroom

9 m²

96 ft²



Floor 1



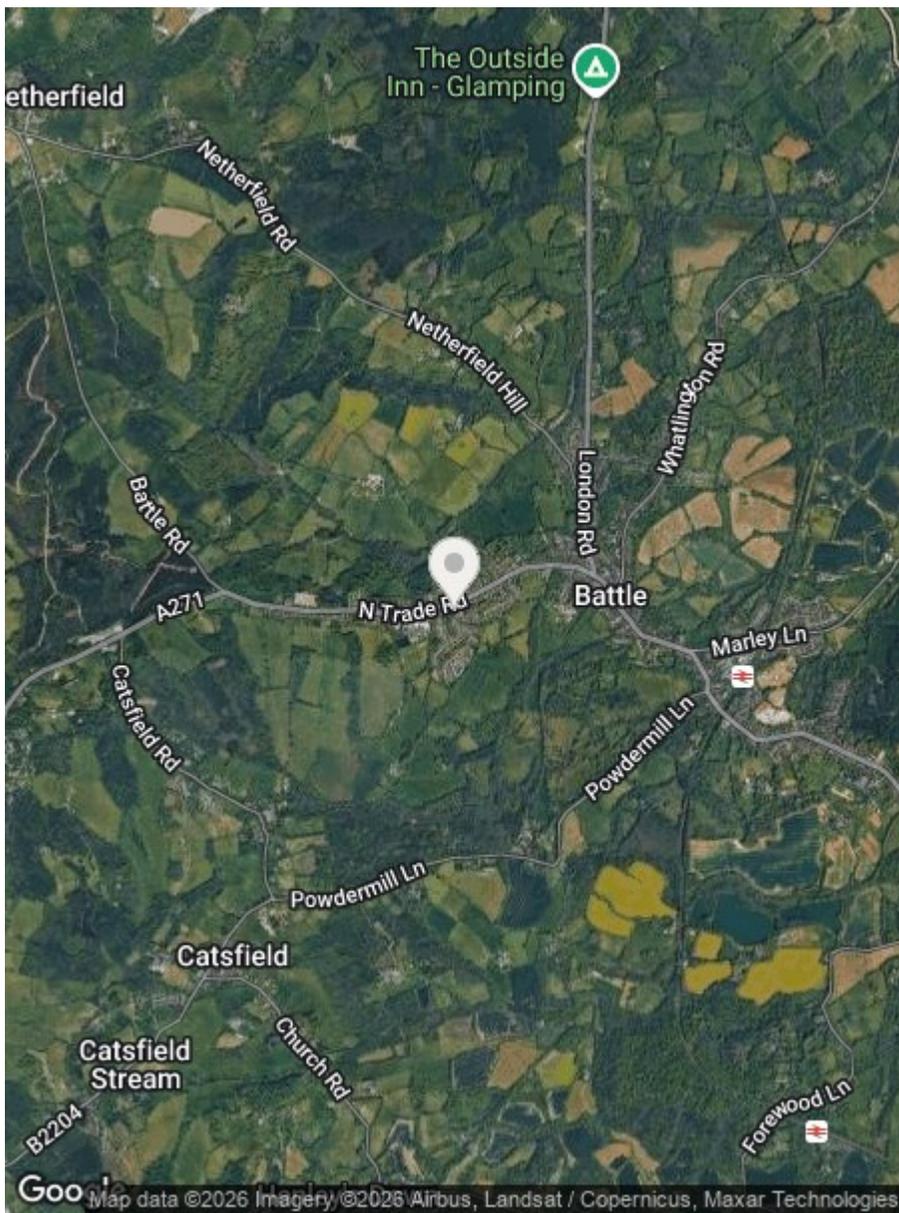
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 - 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:

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