

**RUSH
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5 Tollgates House Tollgates, Battle, TN33 0JA
Guide Price £200,000 Leasehold

****Guide Price £200,000-£220,000****

Top Floor Apartment with Far-Reaching Views | Prime Battle Location

Set just moments from Battle's vibrant High Street, this beautifully presented two-bedroom top floor apartment offers an elevated lifestyle in one of the town's most desirable positions. With sweeping rooftop and countryside views, it perfectly combines character, convenience, and a strong sense of place.

Battle is as much about lifestyle as it is location. Renowned for its historic Abbey and rich heritage, the town offers a charming blend of independent shops, artisan cafés, traditional pubs, and everyday amenities—all within an easy stroll. Weekend walks across rolling countryside, a thriving community feel, and a mainline station with direct links to London make it ideal for both commuters and those seeking a slower pace. Particularly appealing is the close proximity to the highly regarded

Claverham Community College, making this an excellent choice for those looking to stay within catchment of one of the area's most popular schools.

Occupying the entire top floor, the apartment is filled with personality. The triple-aspect living room is a standout space, featuring vaulted ceilings, a feature fireplace, and an abundance of natural light, creating an inviting setting to relax or entertain. The kitchen/breakfast room is well-equipped with ample storage and dining space, while two comfortable bedrooms and a stylish bathroom complete the accommodation.

Outside, residents can enjoy communal gardens with mature planting—perfect for a quiet escape just minutes from the town centre.

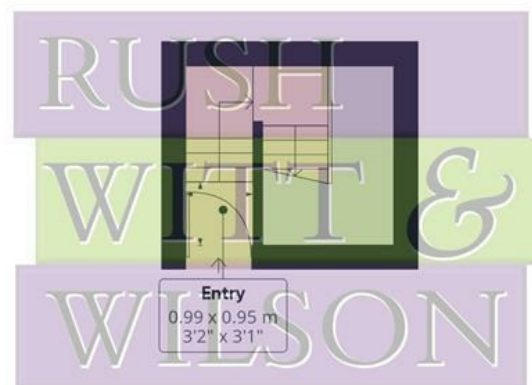
From morning coffees on the High Street to evening drinks in cosy pubs, everything is on your doorstep. Scenic walks begin moments away, while excellent transport links make town and country living effortlessly balanced.

Blending elevated views with everyday ease, this is a home that captures the essence of Battle living—characterful and connected.









Floor 0



Floor 1

Approximate total area⁽¹⁾

82.5 m²

888 ft²

Reduced headroom

9 m²

96 ft²

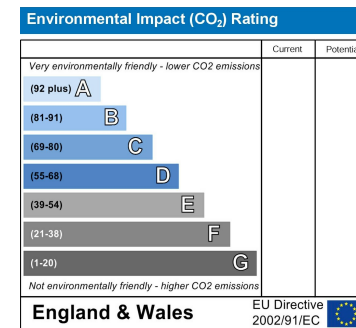
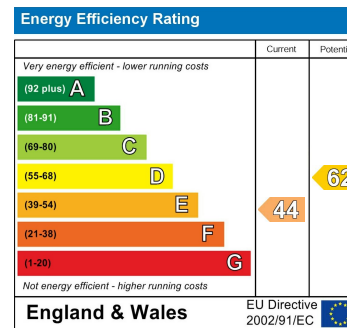
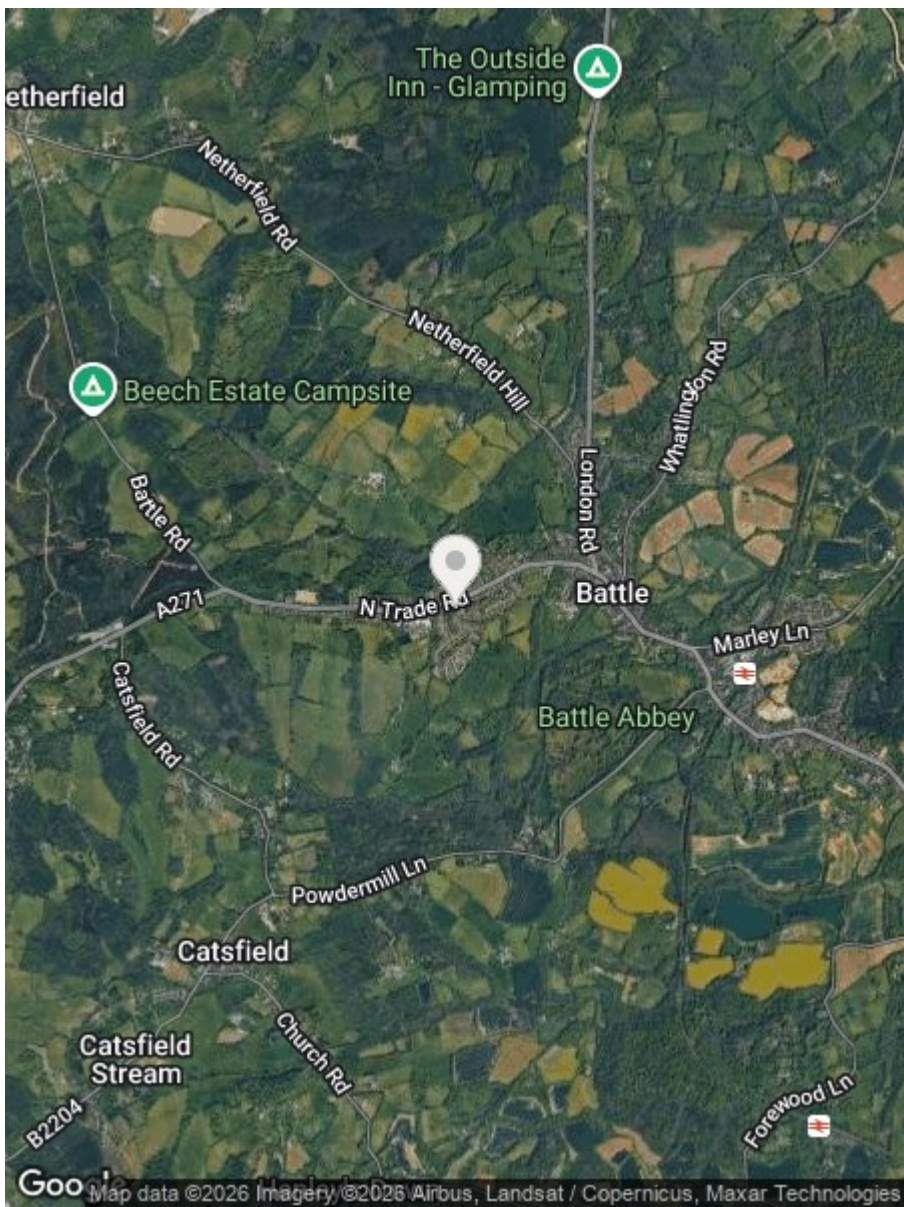
(1) Excluding balconies and terraces

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.

GIRAFFE 360



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.

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