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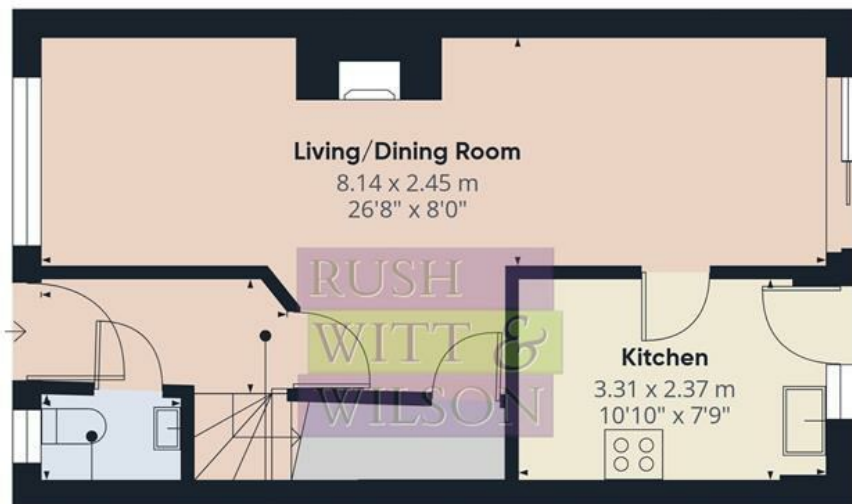
Capricorn Cottage, 24 Mount Street, Battle, TN33 0EG
£350,000 Freehold

A charming three-bedroom terraced cottage with courtyard garden and garage, located just a short walk from Battle's historic High Street. Chain free. This centrally positioned home is ideally placed for access to Battle's popular schools, mainline station, recreational grounds, and town amenities. Inside, the accommodation includes a downstairs cloakroom/wc, a full-length living/dining room with sliding doors to the garden, and a modern fitted kitchen with direct rear access. Upstairs features a spacious principal bedroom, two further bedrooms, and a stylish family bath/shower room. The property also benefits from excellent storage throughout. The rear courtyard garden offers gated access leading down to a single garage, providing practical convenience. Cottages in this central location are rarely available, and offered chain free, this is a superb opportunity for those seeking character, comfort, and convenience in the heart of Battle.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

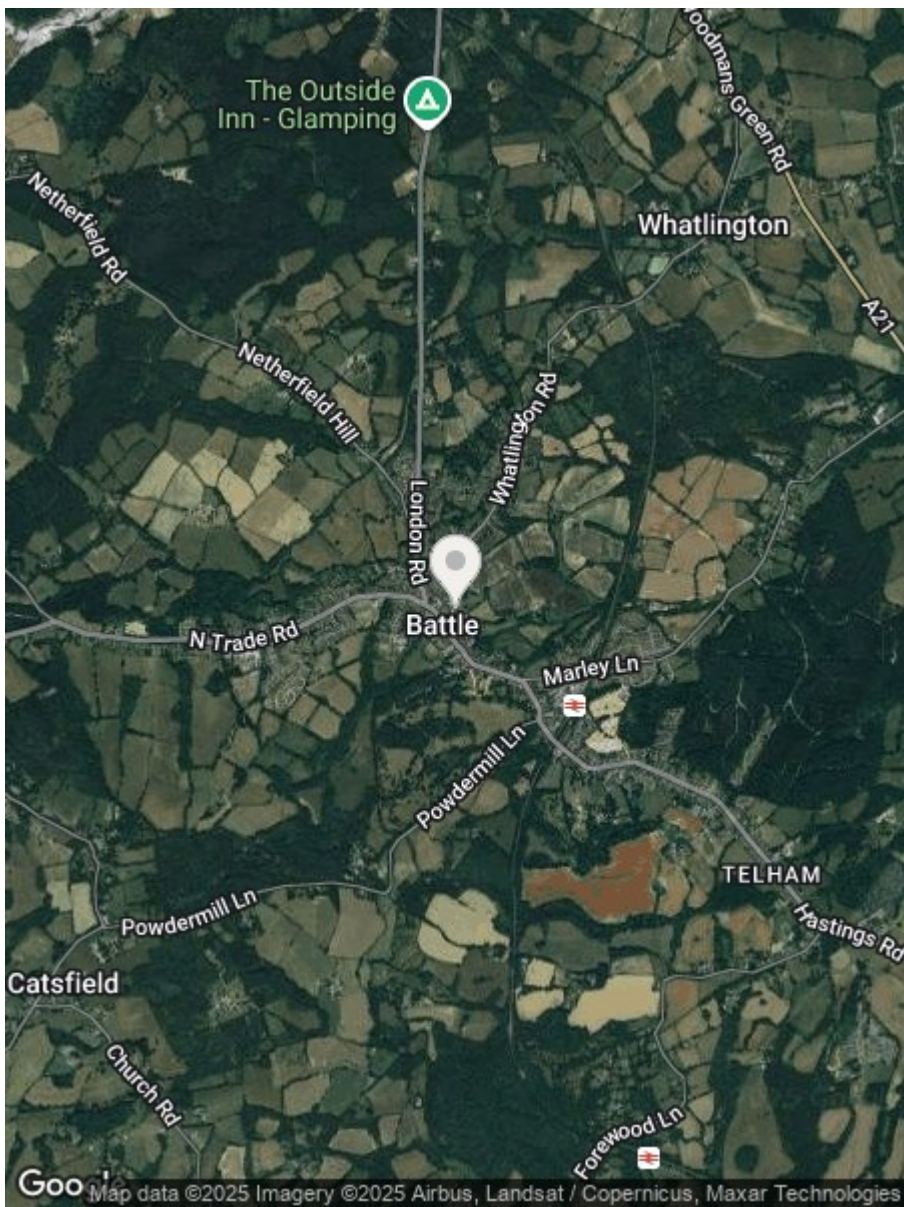
89.9 m²

967 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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	

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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