

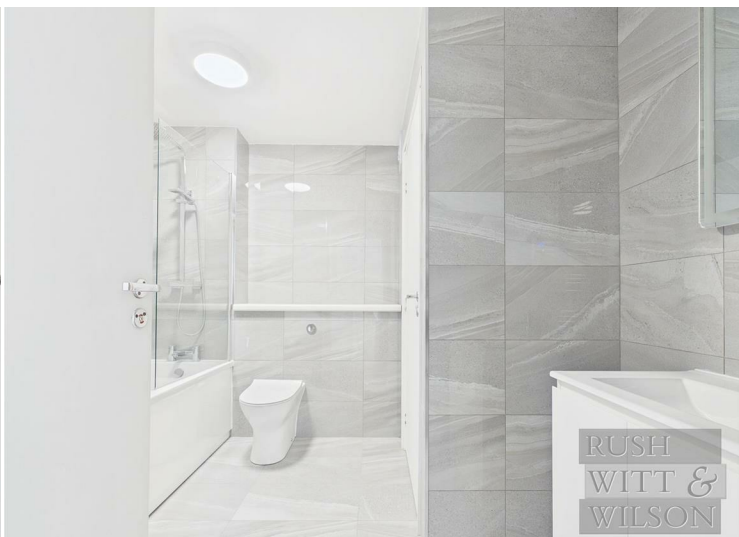
**RUSH
WITT &
WILSON**

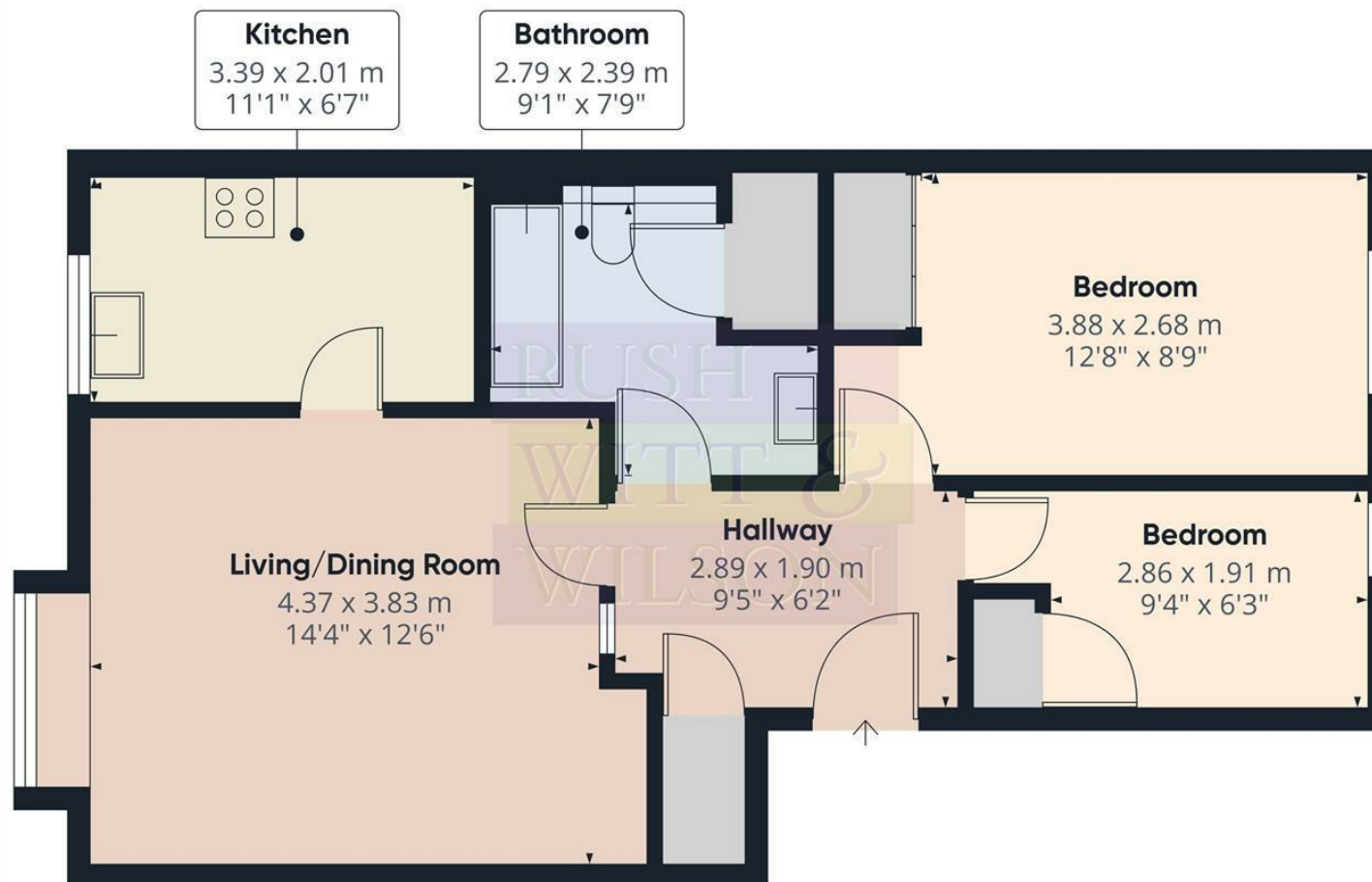


RUSH
WITT &

16 Woodhams Close, Battle, East Sussex TN33 0XE
£189,950 Leasehold

Tucked within easy walking distance of Battle High Street, and all the everyday convenience, characterful cafés and independent shops that come with it, this beautifully refurbished apartment puts you right at the heart of one of East Sussex's most historic market towns. Beyond the High Street, Battle rewards exploration, from the ancient walls of Battle Abbey to the rolling 1066 Country walking trails that stretch out into the surrounding countryside, while mainline rail links make the town a genuinely practical base for commuting or weekend escapes further afield. Step through the bright, naturally lit entrance hall, complete with useful storage, and into an open living and dining room designed for everyday life and entertaining alike, with plenty of room for both a dining table and a comfortable seating area. Handsome grey wood-effect tiled flooring flows seamlessly through to create a calm, cohesive, contemporary feel throughout. The kitchen is a genuine pleasure to cook in, fitted with sleek grey units, stone-effect worktops and splashbacks, an induction hob, electric oven and a striking black extractor hood, all pulled together with a black sink and matching tap. When it's time to unwind, the fully tiled bathroom offers a spa-like retreat, complete with a bath and overhead shower, a smart square wash basin with storage beneath, and chrome fittings throughout. Rest comes easy in the generous principal bedroom with its built-in wardrobes, while the second bedroom brings genuine flexibility for a growing family, guests, a dressing room or home office, each enjoying the same continuous flooring for a truly cohesive finish. Practical touches, from electric storage heating to useful hallway storage, complete a home that has been thoughtfully refurbished from top to bottom, and with the property offered chain free, the move here can be as smooth and stress-free as the apartment itself feels to live in.





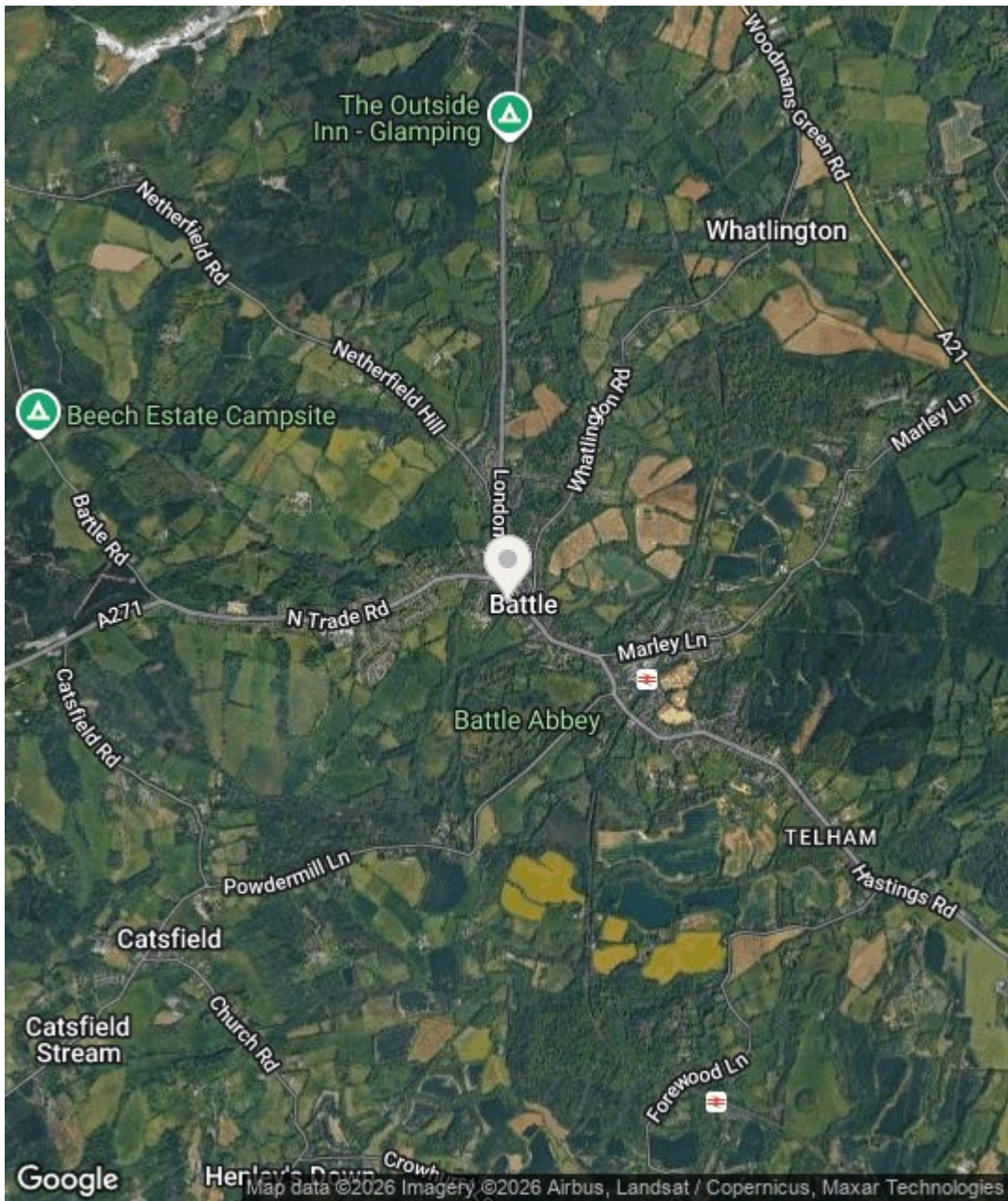
Approximate total area⁽¹⁾

55.2 m²
594 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		
	79	80
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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