

3 High Street, Battle, East Sussex TN33 0AE
Offers In Excess Of £400,000 Freehold

Offered for sale as a whole freehold building, this beguiling three-storey maisonette with commercial shop below rises above Battle's historic High Street, standing in the shadow of Battle Abbey itself, the very site where England's story turned in 1066, offering a genuine slice of history with the Abbey walls and Green visible from the doorstep. Step through the arched walkway into a world of exposed beams, sash windows and soft cream carpets, the kitchen fitted with grey units and wood-effect worktops overlooking the private courtyard garden, a sun-dappled retreat for morning coffee or evening wine, hidden entirely from the bustle beyond. Upstairs, the main bedroom's en-suite and the top floor's two further bedrooms make this the kind of home that could just as easily become a weekend bolt-hole, a lovingly styled holiday let, or a cottagey retreat for those craving slower mornings within sight of the Abbey itself. And then there is the shop, held under the same title as the rest of the building but separately metered for its own utilities, a striking commercial space facing the Green, alive with footfall from Abbey events, market days and the steady tide of visitors making their way up from the station. The current three month lease runs until the end of September 2026, giving continued income in the short term, with vacant possession available thereafter for a buyer who wants to shape the space into something entirely their own, be that a boutique, a café, or simply extra living space. This is a property with room to dream in every direction: a home, an income, an investment, or all three at once. Everyday life here is every bit as convenient as it is characterful, with Battle mainline station, Claverham Community College, and the town's GP and dental surgeries all within easy reach, alongside the High Street's shops and cafés and the Abbey grounds on your doorstep.










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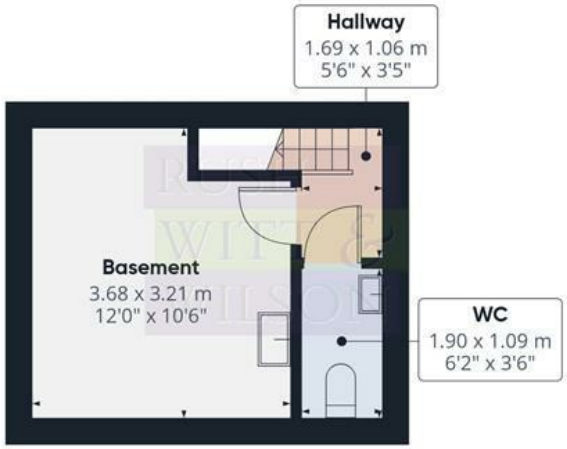



RUSH
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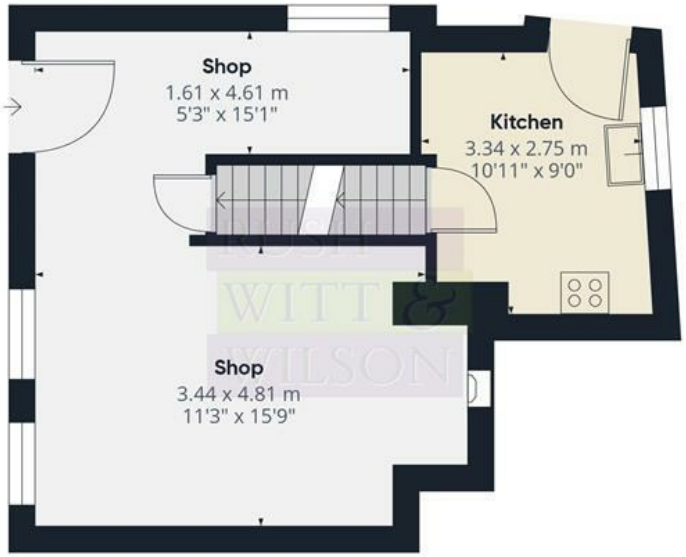

Queens of the Stone Age
RUSH
WITT &
WILSON


RUSH
WITT &
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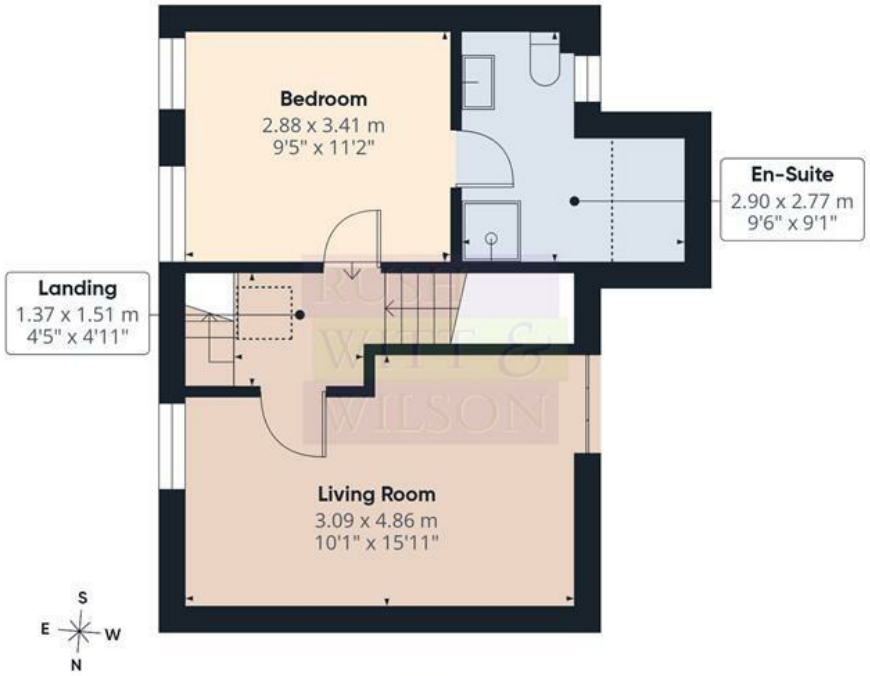

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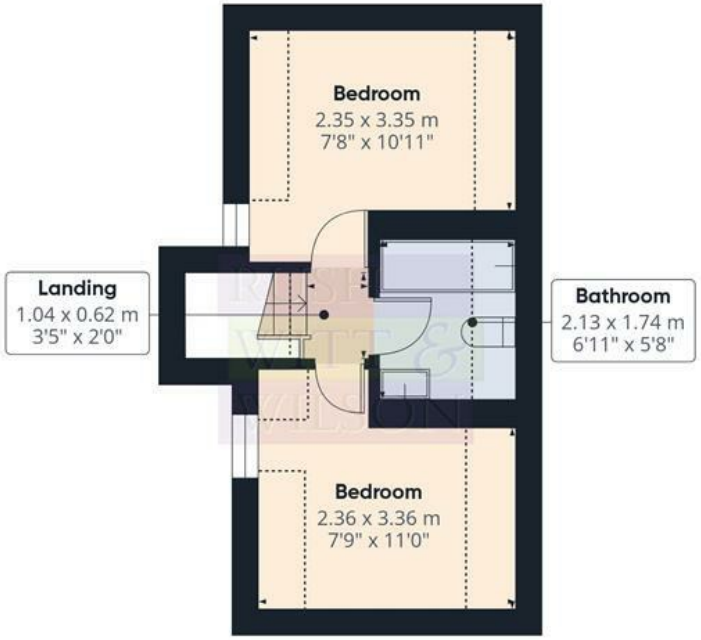
Floor -1



Floor 0



Floor 1



Floor 2

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Approximate total area(1)

107.5 m²

1159 ft²

Reduced headroom

8.3 m²

89 ft²

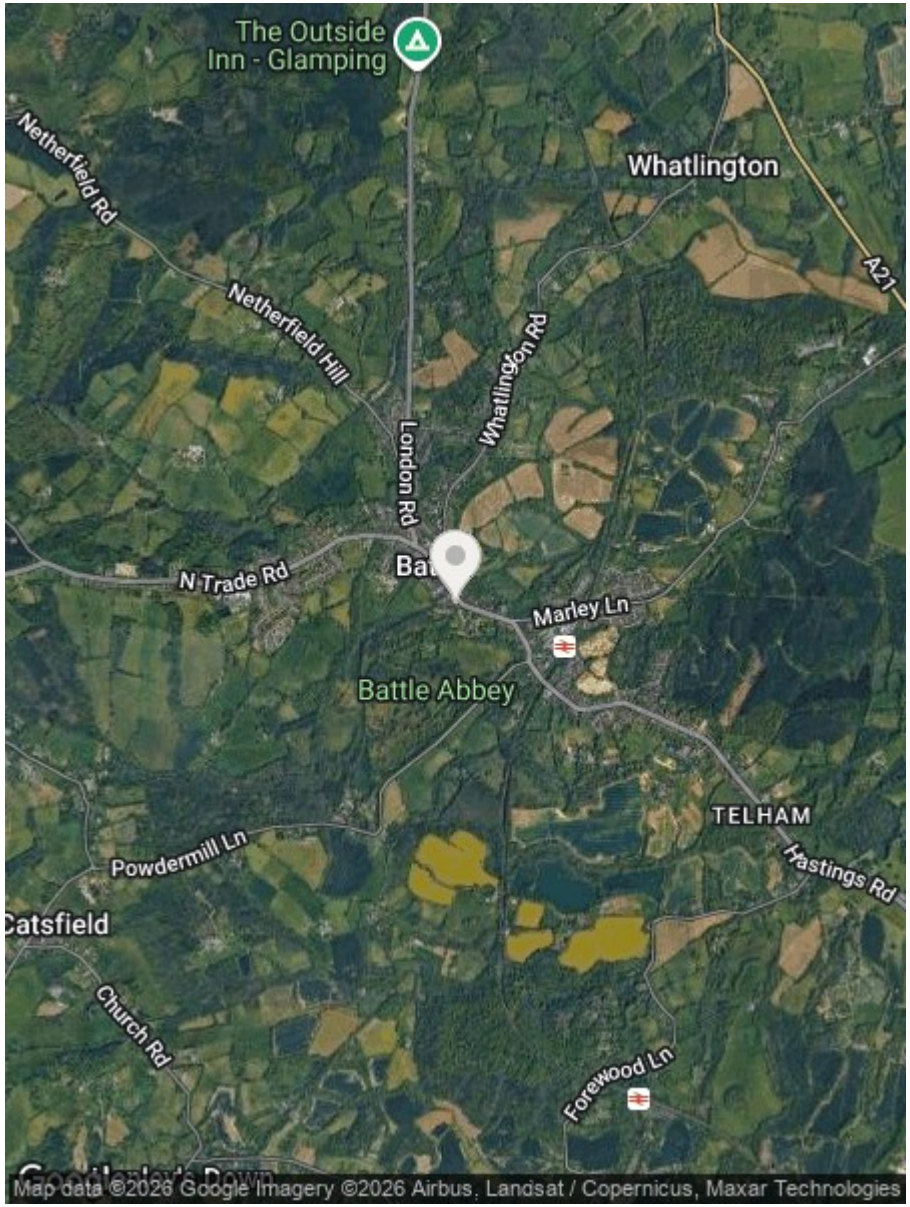
(1) Excluding balconies and terraces

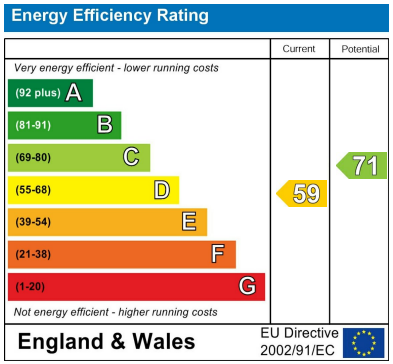
Reduced headroom

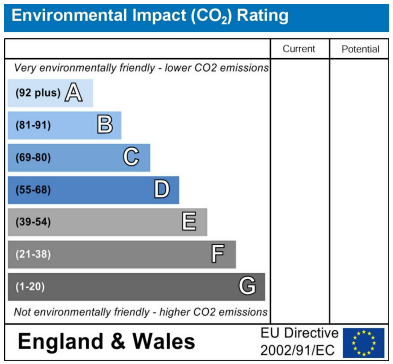
..... Below 1.5 m/5 ft

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

GIRAFFE360







Council Tax Band - C

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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RUSH WITT & WILSON

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