

**RUSH
WITT &
WILSON**



65E High Street, Battle, East Sussex TN33 0AG
£264,550

Situated in the heart of this bustling historic market Town is this exceptional and spacious top floor apartment. Conveniently located within walking distance of the local amenities, mainline station to London Charing Cross and the excellent local schools.

The apartment has recently undergone a comprehensive refurbished throughout to an exceptionally high standard with particular attention to detail given to the fixtures, fitments and joinery. The finish gives this apartment a real 'wow' factor, from the traditional turned staircase on the entrance, to the high vaulted ceiling in the hallway, sash windows to the front, traditional style radiators and the luxurious carpet. The accommodation comprises a stunning contemporary kitchen with integral appliances and space for a breakfast table, a sitting room with rural roof top views, three well proportioned bedrooms, a study, large walk-in storage cupboard and a well appointed bathroom.

Offered to the market with no onward chain this stunning apartment really needs to be viewed to fully appreciate the attention to detail in this thorough renovation.



Approach

Property approached via a twitten which links the High Street and Mount Street carpark.

Entrance

Private front door leads up fully carpeted stairs with an original turned wooden balustrade and ceiling lighting. A further secured door leads to an under stairs storage area with traditional radiator, carpeted stairs raising to the top floor with an impressive vaulted ceiling and high level Velux window, flooding this space with natural light.

Hallway

Carpeted with inset and high level pendant lighting, traditional radiator and a large walk-in storage cupboard measuring 6'78 x 3'28 and with lighting and loft hatch access. A particularly useful place in an apartment.

Sitting Room

16'60 x 10'58 to 10'73 (4.88m x 3.05m to 3.05m)
Double glazed window to rear aspect with stunning far reaching rural roof top views, pendant lighting and traditional radiator.

Kitchen

10'05 x 10'81 (3.18m x 3.05m)
Newly appointed and fitted to an exacting standard with complementing wall and base mounted units and work surface over, tiled surround, stainless steel sink with drainer and mixer tap, tiled surround, integral oven and four ring gas hob with cooker hood over, integral fridge/freezer, dishwasher and washing machine, cupboard housing the newly installed wall mounted gas fired boiler, inset ceiling lighting, high gloss laminate flooring, large double glazed window with stunning far reaching countryside roof top views.

Bedroom One

13'66 x 10'09 (3.96m x 3.28m)
Traditional sash window enjoying an outlook over the bustling High Street, ceiling lighting, traditional radiator and small built-in cupboard.

Bedroom Two

13'65 x 10'05 (3.96m x 3.18m)
Traditional sash window to front aspect with views over the bustling High Street, ceiling lighting and traditional radiator.

Bedroom Three

10'45 x 9'82 (3.05m x 2.74m)
Double glazed window to side aspect, ceiling lighting, feature curved wall and traditional radiator.

Bathroom

6'2" x 6'2" (1.90m x 1.88m)
Newly appointed to a high standard and comprising a low level w.c, vanity wash hand basin with mixer tap and storage cupboard beneath, panelled bath with mixer tap, shower attachment and fixed rainfall shower head, tiled walls, laminate floor, inset ceiling lighting, high level Velux window and chrome heated towel rail.

Study

6'33 x 6'52 (1.83m x 1.83m)
Would make an excellent home office study are flooded with light via a large Velux window in the semi vaulted ceiling, traditional radiator and pendant lighting.

Lease and Charges

Ground Rent: £249pa

Lease: We have been advised there is 123 years remaining.

Service charge £1024 pa

Council Tax Band : B

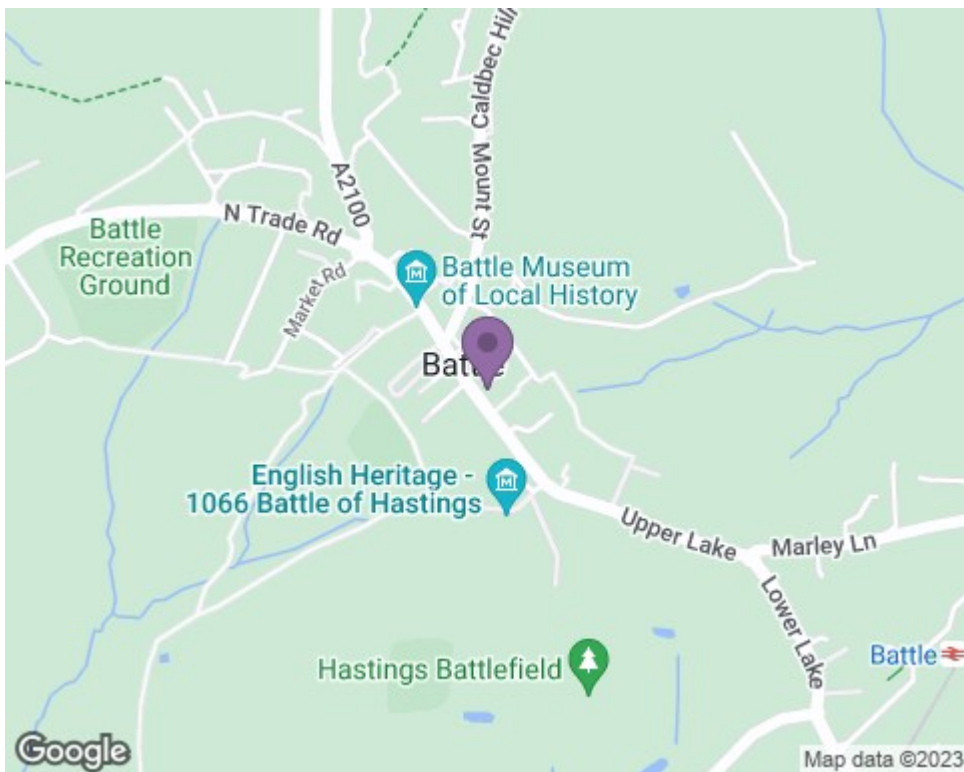
Agents Notes

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.







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 (CO₂) 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



TOTAL FLOOR AREA : 965 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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