

**RUSH  
WITT &  
WILSON**



**3 Shirlea View, Battle, East Sussex TN33 0UU  
£1,100 Per Month**



In the charming area of Shirlea View, Battle, this exquisite ground floor flat offers a perfect blend of modern living and convenience. Recently refurbished, the apartment is ideally situated within walking distance of the mainline station, providing easy access to London Charing Cross, as well as the vibrant High Street of Battle. EPC rating D. Council tax band C.

Upon entering, you are welcomed by a bright entrance hall that leads to a fitted kitchen with an integrated cooker and space and plumbing for other appliances. The spacious sitting/dining room is perfect for both relaxation and entertaining, creating a warm and inviting atmosphere with double doors that lead out to the private rear garden area. The flat boasts two well-proportioned bedrooms, one of which features a built-in wardrobe, providing ample storage space. A newly appointed shower room adds to the contemporary feel of the property. The property also includes an allocated parking space, ensuring convenience for residents with vehicles. Additional benefits of this delightful flat include electric heating, double glazing, and newly laid flooring throughout. Terms: £1100 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424) 430011. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP00269

### Entrance Hall

### Kitchen

12'1 x 5'5 (3.68m x 1.65m)

### Sitting/Dining Room

22'6 x 9'7 (6.86m x 2.92m)

### Bedroom One

9'5 x 10'6 (2.87m x 3.20m)

### Bedroom Two

6'2 x 11'9 (1.88m x 3.58m)

### Shower Room

### Garden

### Allocated Parking Space

### Agents Note

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](http://Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/) According to the gov.uk website the property is located in an area at low or very low risk of flooding.

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		
	67	78
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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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1 Bexhill Road, St.Leonards-on-Sea, East Sussex, TN38 0AH  
Tel: 01424 430011 | [lettings@rushwittwilson.co.uk](mailto:lettings@rushwittwilson.co.uk) | [www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)





