



## Tollgates, Battle TN33 0JA

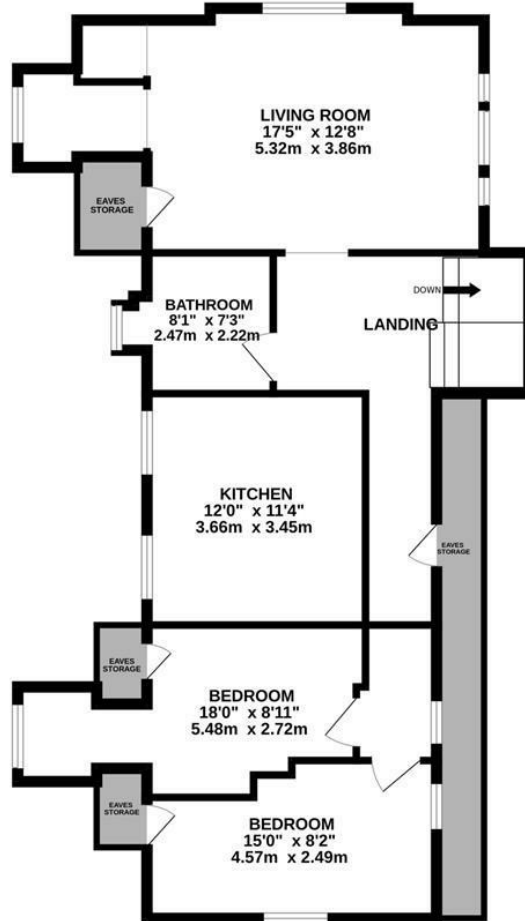
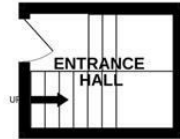
Offers in excess of £215,000



A well presented TWO BEDROOM APARTMENT situated in a quiet, sought after location just a short walk from Battle High Street where there is a range of local shops, eateries and a mainline railway station along with good nurseries, primary schools and within the catchment area for Claverham Community College. Spanning the TOP FLOOR of this period residence blending characterful features with modern convenience, the accommodation here is arranged as a TRIPLE ASPECT LIVING ROOM with a vaulted ceiling which enjoys stunning views and measures an impressive 14'11 x 13'7 with a FEATURE FIREPLACE, while the MODERN FITTED KITCHEN is separate offering ample storage and worktop space along with plenty of room for a dining table to create the ideal sociable setting. There are two bedrooms together with a STYLISH FAMILY BATHROOM where there is a bath with shower and screen over. Externally there are COMMUNAL GARDENS which comprise of a large, level expanse of lawn bordered by mature shrubs and trees. Set in a SOUGHT AFTER LOCATION, this fantastic property would make the perfect FIRST TIME, FAMILY HOME or investment property and is not to be missed.

1ST FLOOR  
52 sq.ft. (4.8 sq.m.) approx.

2ND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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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