



MOLONEY COUNTRY PROPERTY



61A HIGH STREET BATTLE



61A HIGH STREET, BATTLE, EAST SUSSEX. TN33 0AG

A HIGHLY VERSATILE FAMILY APARTMENT COVERING THREE FLOORS PERFECTLY LOCATED IN THE CENTRE OF BATTLES HISTORIC HIGH STREET WITH ITS MANY AMENITIES. OFFERING GENEROUS AND VERSATILE ACCOMMODATION INCLUDING 3 RECEPTION ROOMS, 5 BEDROOMS, 3 BATH/SHOWER ROOMS ARRANGED OVER 3 FLOORS, WITH THE BENEFIT OF ITS OWN GROUND FLOOR ENTRANCE, A LARGE SECTION OF PRIVATE GARDEN AND OFF-STREET PARKING FOR TWO CARS. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: GROUND FLOOR: UTILITY ROOM, ENTRANCE HALL, STAIRS TO 1ST FLOOR, STUDY AREA, DRAWING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, CLOAKROOM, RECEPTION/STUDY 5, BEDROOM 5. SECOND FLOOR: MAIN BEDROOM WITH EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS, BATHROOM & SHOWER ROOM. GARDEN. PARKING FOR 2 CARS. GFCH.



Door to:

UTILITY ROOM: Plumbing for washing machine, space for further appliances. Gas fired boiler.

Door to:

ENTRANCE HALL: Quarry tiled floor, cloaks hooks. Stairs to:

FIRST FLOOR: Study area with window to side, steps up part glazed door to:

HALLWAY: Matching doors to all rooms Walk-in cloaks cupboard. Turned staircase to the second floor with window over.

CLOAKROOM: Fitted with white suite, comprising WC & hand basin

SITTING ROOM: Wooden sash window with secondary double glazing and shutters overlooking the High Street. Fireplace inset with cast iron wood burning stove on tiled hearth. Storage cupboard. Wall night points. Double opening doors to:

DINING ROOM: Wooden sash window with secondary double glazing overlooking the High Street. Built in storage cupboards

PRICE GUIDE £ 599,950



KITCHEN/BREAKFAST ROOM: Window to the rear. Fitted with range of white contemporary style base units with wood block worktop over. Double ceramic sink unit, integrated Neff dishwasher. Rangemaster stove with extractor over. Recess for upright fridge/freezer. Breakfast bar. Open storage shelves. Wooden floor.

RECEPTION ROOM/STUDY: Window to the rear. Storage cupboard.

BEDROOM 5: Window to the side.

LANDING:

MASTER BEDROOM: Window to the front overlooking the High St. Range of built in wardrobe cupboards. Door to:

EN-SUITE SHOWER ROOM: Fitted with white suite, comprising WC, Hand basin and fully tiled large shower cubicle. Tiled floor. Heated towel rail.

BEDROOM: Window to the front overlooking the High St. Built in storage cupboard.

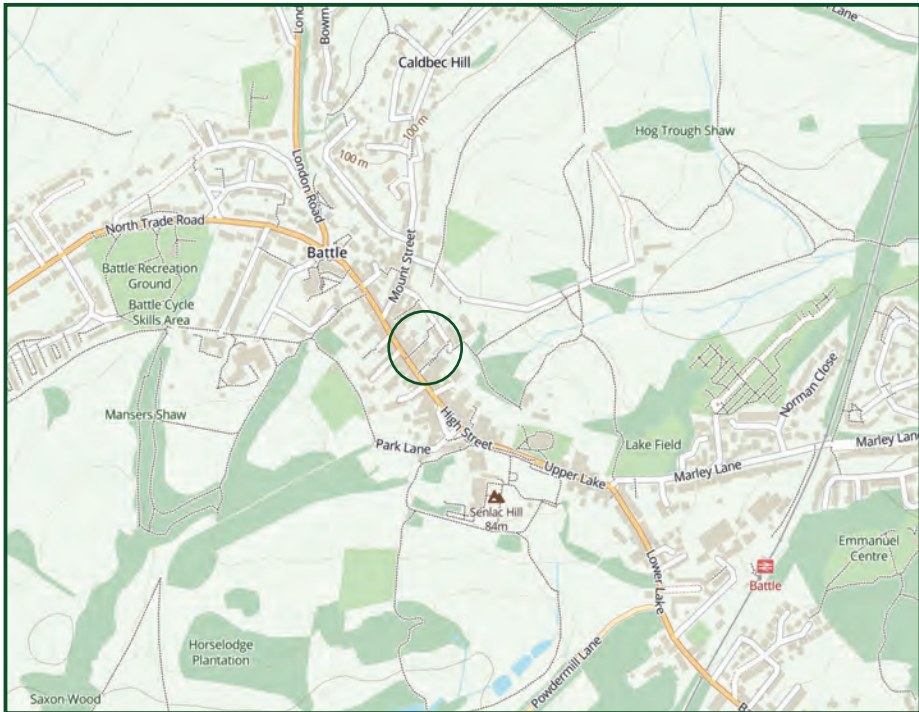
BEDROOM: Window to the rear. Built in storage cupboard.

SHOWER ROOM: Window to the rear. Fitted with contemporary style white suite comprising WC, hand basin set onto storage unit, large shower cubicle with glass screen to side. Inset lighting, heated towel rail. Wooden floor.

BEDROOM: Window to the rear. Built in storage cupboard.

BATHROOM: Window to the rear. Fitted with contemporary style white suite comprising WC, hand basin set onto storage unit & bath with central taps, bi-folding screen to side. Tiled floor. Heated towel rail.

OUTSIDE: The property is approached from Mount St car park over a shared, part walled, gravelled parking area with two allocated parking space. A gate gives access to a pathway leading to the property. Part of the garden on the right hand side belongs to 61A, and is laid to lawn with planted beds and borders.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

AGENTS NOTE: The property owns a share of the freehold (ESX398668) and enjoys a new 999 year lease (from 2022) Maintenance costs are split three ways.

SERVICES: All mains services are connected, gas fired central heating.

FLOOR AREA: 215 m² (2,313 ft²) Approx.

EPC RATING : 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'C'

TENURE: Leasehold & Share of Freehold

TRANSPORT LINKS: For the commuter Battle station provides services to London Bridge, Waterloo, Charing Cross and Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north of Sevenoaks.

DIRECTIONS: Travelling through Battle, turn into Mount St, turn right into the car park. The driveway will be found on the right, just before St Martins.

What3Words (Location): [///lobbed.opinion.distracts](https://www.what3words.com/lobbed.opinion.distracts)

VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.

MOLONEYCOUNTRYPROPERTY.COM

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Approximate Area = 2313 sq ft / 214.9 sq m



Not to Scale.
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		

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