



## 3a High Street, Battle

£450,000 Freehold

Characterful three-bedroom property with commercial premises (tenant in situ) in central Battle with views of the Abbey and Green. Features include a private courtyard garden, main bedroom with en-suite, basement storage with WC. Close to station and amenities.



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 TN33 0EH

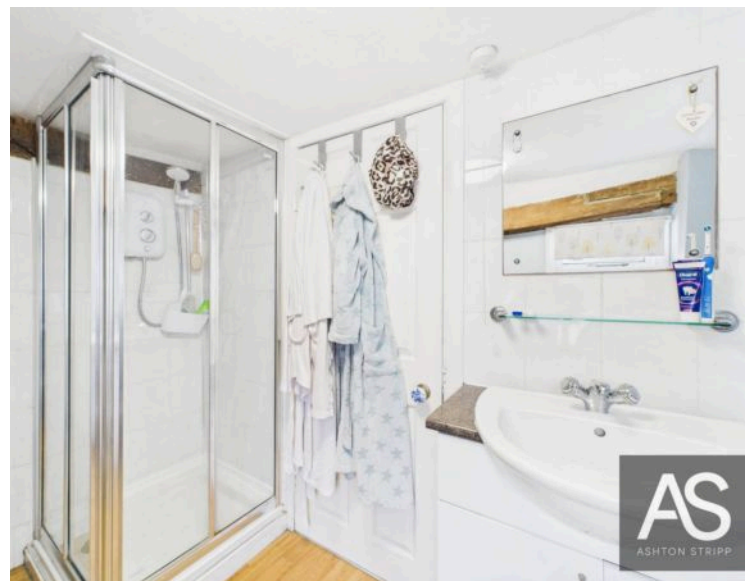
The property is accessed through an arched walkway leading to the front door. Inside, the kitchen is fitted with grey wall and base units, wood-effect laminate worktops, and space for appliances including a fridge/freezer and washing machine. An electric hob and oven are in place, and the room enjoys a view of the private courtyard garden. Partly tiled walls add to the functional design. Stairs rise to the main living spaces.

On the first floor, the main bedroom features exposed beams, sash windows, and an en-suite with a white suite, built-in sink unit with grey surface, and wood-effect laminate flooring. The living room offers built-in storage and looks out to the front of the property. Neutral cream carpets run throughout.

The top floor provides two further bedrooms with exposed beams, small double-glazed windows, and matching cream carpets. A centrally positioned family bathroom includes a white suite, wood-effect laminate flooring, and partly tiled walls.

The shop faces onto the historic abbey and popular Abbey green which sees a large amount of passing trade from events in the town, on the Abbey green and events within the grounds of Battle Abbey itself. In part this is due to the shops central location of walking trade from the Battle Abbey car park, the historic walk to crowhurst, Battle Abbey School high street itself and the walking trade coming up from the train station. The shop comprises of a 5.45m x 6.33m shop front, 3.2m x 3.7m cellar with kitchenette and w/c. The property is currently let on a short-term excluded commercial lease (three months from 1 July 2025). The tenant is keen to stay but understands that vacant possession can be offered at the end of the term should a buyer prefer.

Outside, the courtyard garden provides a private space for sitting or dining.





- Central Battle location with views towards Battle Abbey and The Green
- Three bedrooms arranged over two upper floors
- Main bedroom with en-suite shower room
- Private courtyard garden
- Character features including exposed beams and sash windows
- Tenant in situ or with vacant possession
- Commercial shop and basement storage below with tenant in situ
- Living room with built-in storage
- Walking distance to Battle station, shops, and cafes
- Flexible accommodation set over multiple floors, ideal for a variety of uses



The property is ideally situated in the heart of Battle, moments from local shops, cafes, and the historic Abbey. Battle station is within walking distance, offering connections for commuters, while schools and essential amenities are close at hand.

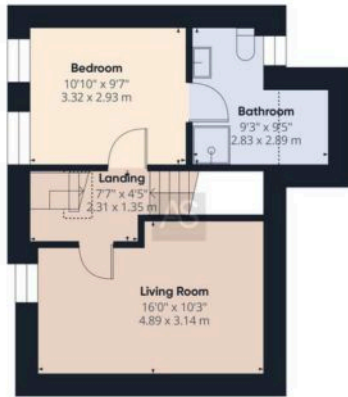




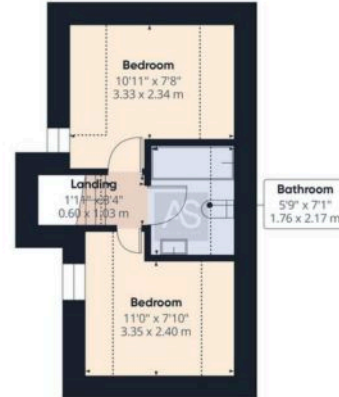
Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1185 ft<sup>2</sup>  
110 m<sup>2</sup>

Reduced headroom

103 ft<sup>2</sup>  
9.5 m<sup>2</sup>

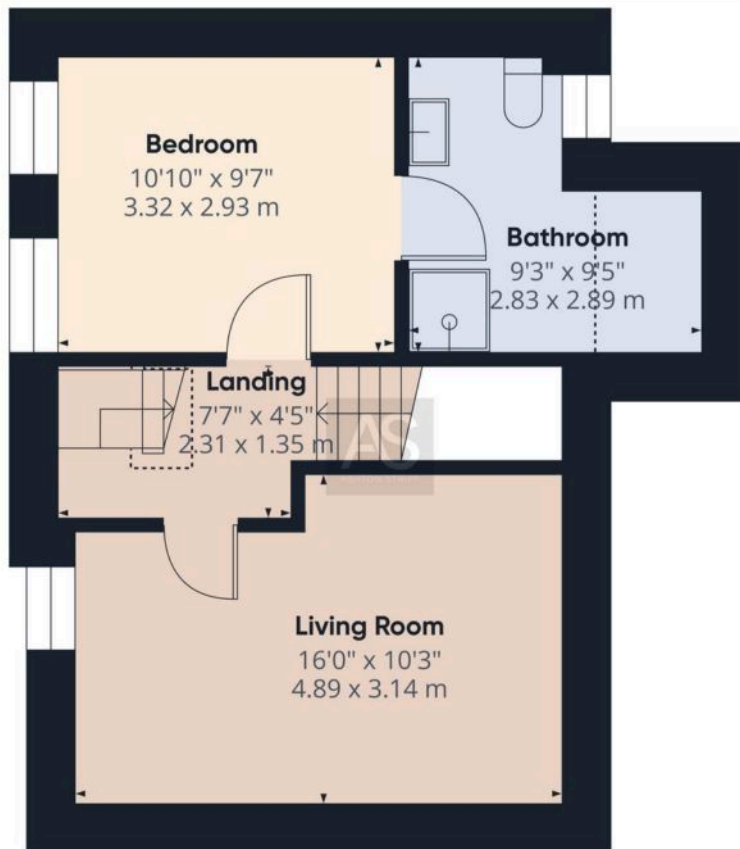
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE 360



Floor 1



Approximate total area<sup>(1)</sup>

360 ft<sup>2</sup>  
33.5 m<sup>2</sup>

Reduced headroom

21 ft<sup>2</sup>  
2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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