



115 Hastings Road, Battle, TN33

Guide Price £240,000

Paul Stripp Estate Agents

paulstrippestateagent.com/ | 01424 772954

PAUL STRIPP

ESTATE AGENT PERSONAL SERVICE
EAST SUSSEX

Guide price £240,000 - £250,000

This CHAIN FREE apartment has recently been decorated and re-carpeted throughout prior to going to market and features two double bedrooms, a living room with dining room off, large kitchen, bathroom and a garage with interior and exterior access. The apartment also has a communal garden. There are two other residents in the building and the entire building was redecorated in 2021-2022

The apartment comprises:

Stunning decorative porch with feature mosaic tiled floor and stained window border

A large kitchen, tiled floor, featuring lots of natural light owing to the double aspect windows. There is a space for a dining table in the centre. There is a range of units and drawers, work surface and stainless steel sink. Extractor hood. (spacious storage area above the kitchen in loft space)

A dining room off the kitchen with UPVC overlooking drive (underneath the carpet there is access to a large cellar)

Living room is a large size and features a UPVC bay window (potential to swap dining room for living room and make the living room a third bedroom)

Bedroom 1 on the front aspect is a good size double and benefits from a UPVC bay window

Bedroom 2 is a good size double bedroom with UPVC window

Bathroom is complete with w/c, bath and shower attachments above. The bathroom is fully tiled with feature border. Vanity unit under sink. Tiled floor.

Garage with power and workshop area, access from the kitchen and drive. Separate w/c in the garage.

Further key points:

One parking space

Outside tap

Boiler fitted 2019

Sound proofing has been carried out throughout the apartment in 2019

Rewiring

Cellar

Situated within easy reach of the mainline station which is direct to London Waterloo East, London Bridge and London Charing cross it is also a short distance is the historic Battle high street. With its range of shops, cafes, pubs and restaurants. Supermarkets are a short drive (or a short walk to Tesco express) Battle town also benefits from a library, two doctors surgeries, three opticians and two dentists. Battle also offers its residents and visitors regular festivals and events such as the 10k and 5k runs, 1066 re-enactment and the historical Battle bonfire procession a family event that dates back to its inception in 1646.

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- Chain free
- Garage
- Spacious
- Communal garden
- Close to mainline station
- Gas central heating



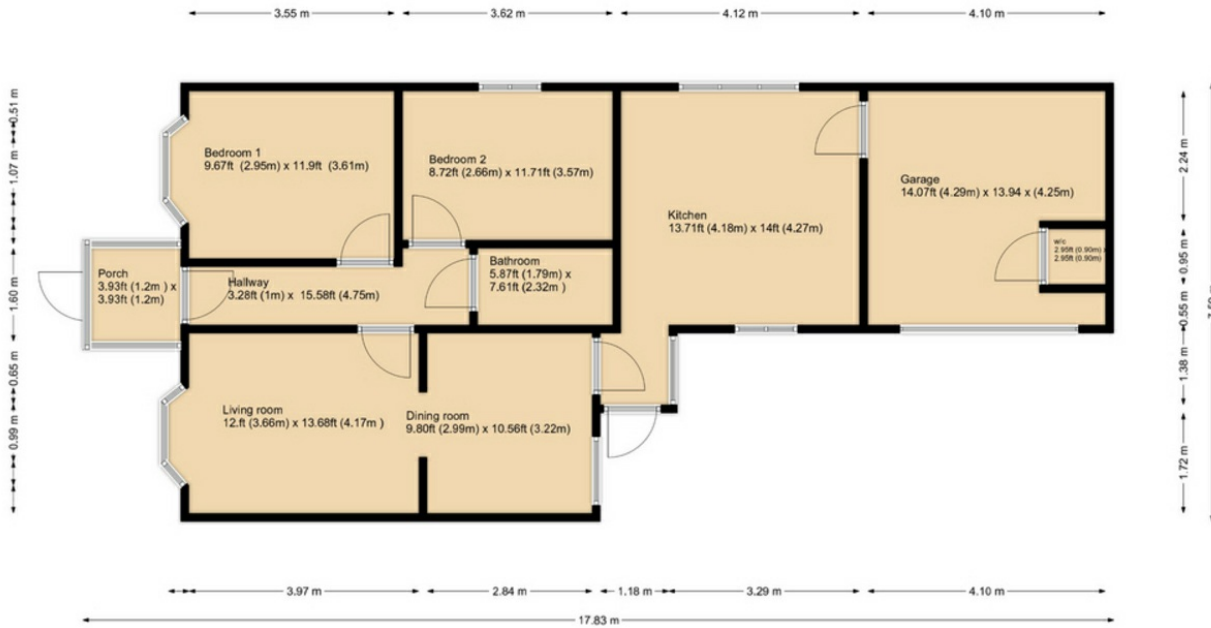


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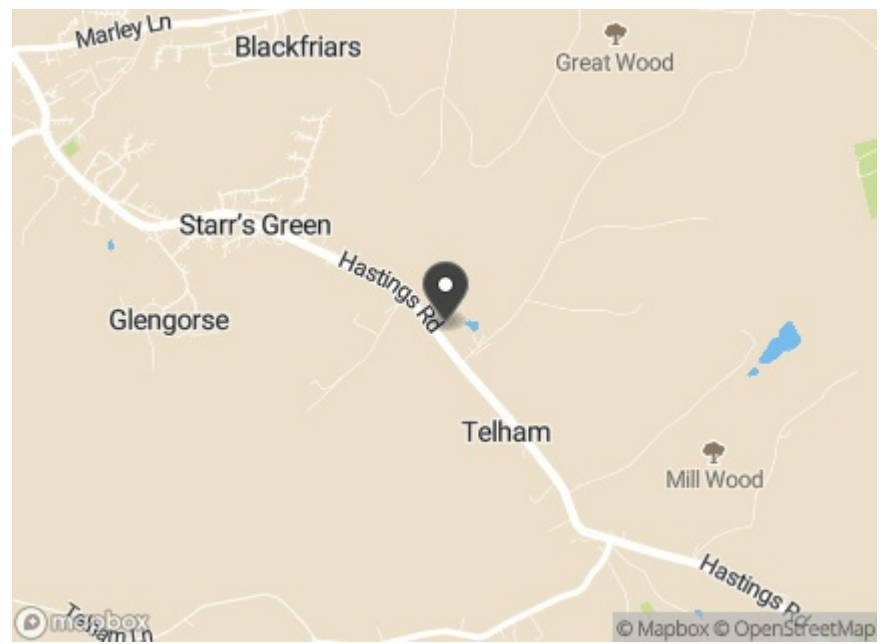




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	75
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	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			
		53	76
England, Scotland & Wales		EU Directive 2002/91/EC	



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