



Virgins Croft, Battle, TN33

£350,000



Paul Stripp Estate Agent

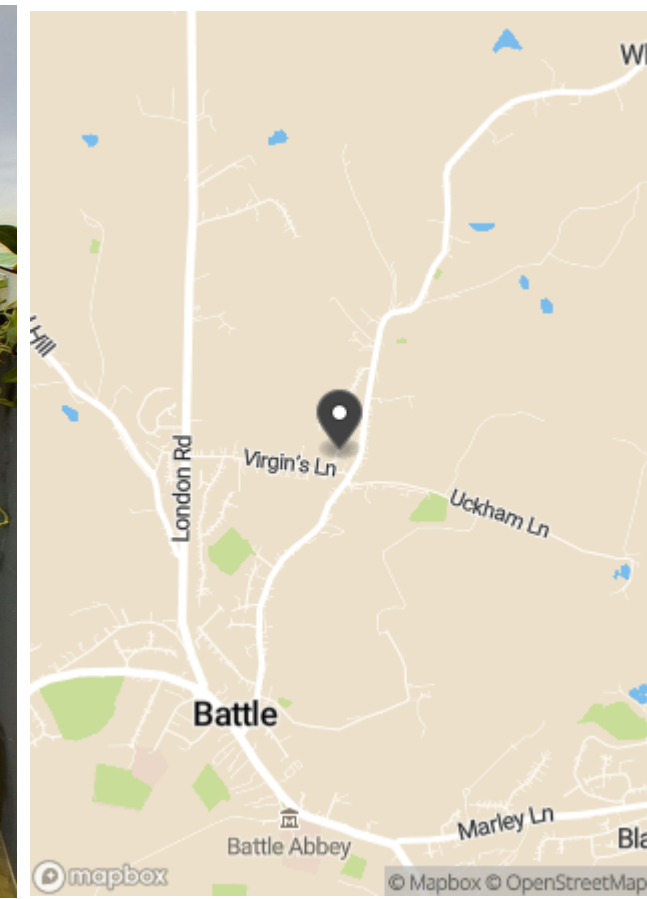
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PAUL STRIPP

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EAST SUSSEX

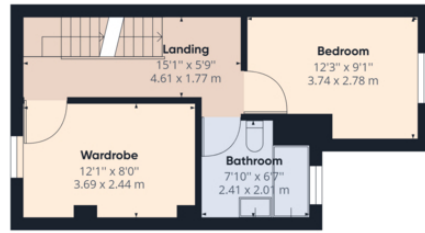
- CHAIN FREE!
- Walking distance to Battle High Street
- Newly renovated
- Outside office with air con
- Gas central heating and double glazing
- Garden and patio
- Modern kitchen and bathroom
- Integrated kitchen appliances
- Dining room
- Close to mainline station and A21



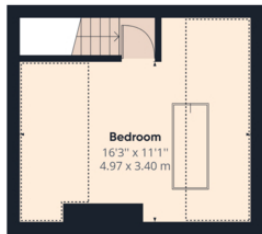




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

980.46 ft²
91.09 m²

Reduced headroom

119.80 ft²
11.13 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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