

22 Abbey Court St. Martins Way, Battle, TN33 0TZ
£130,000 Leasehold

A Rare Opportunity in the Heart of Battle

This well-presented ground floor apartment forms part of a popular and highly regarded over-55s development, ideally positioned less than 50 metres from the High Street — placing the very best of Battle right on your doorstep.

The property is accessed via its own private entrance, leading into a welcoming entrance hall with a storage cupboard and shower room. The spacious sitting room features French doors opening onto the side pathway, providing direct access to your private courtyard garden — a lovely space for seating, planters and potted displays. The master bedroom is comfortably proportioned, whilst a second bedroom offers flexibility as a guest room or snug. The kitchen completes the accommodation.

Outside, your private side pathway and courtyard garden create a charming and manageable outdoor retreat, ideal for those who enjoy outdoor space without the upkeep of a larger garden. The development also benefits from a beautiful communal garden, perfect for socialising and making the most of the outdoors — something that reflects the warm and friendly community spirit that this development is so well known for.

Battle itself needs little introduction — the famous Abbey and its rich history sit nearby, whilst residents enjoy a thriving High Street, well-regarded GP and dental surgeries, a mainline railway station, popular walking routes, and a wonderful array of local groups, hobby clubs and community events that make this such a sought-after place to call home.








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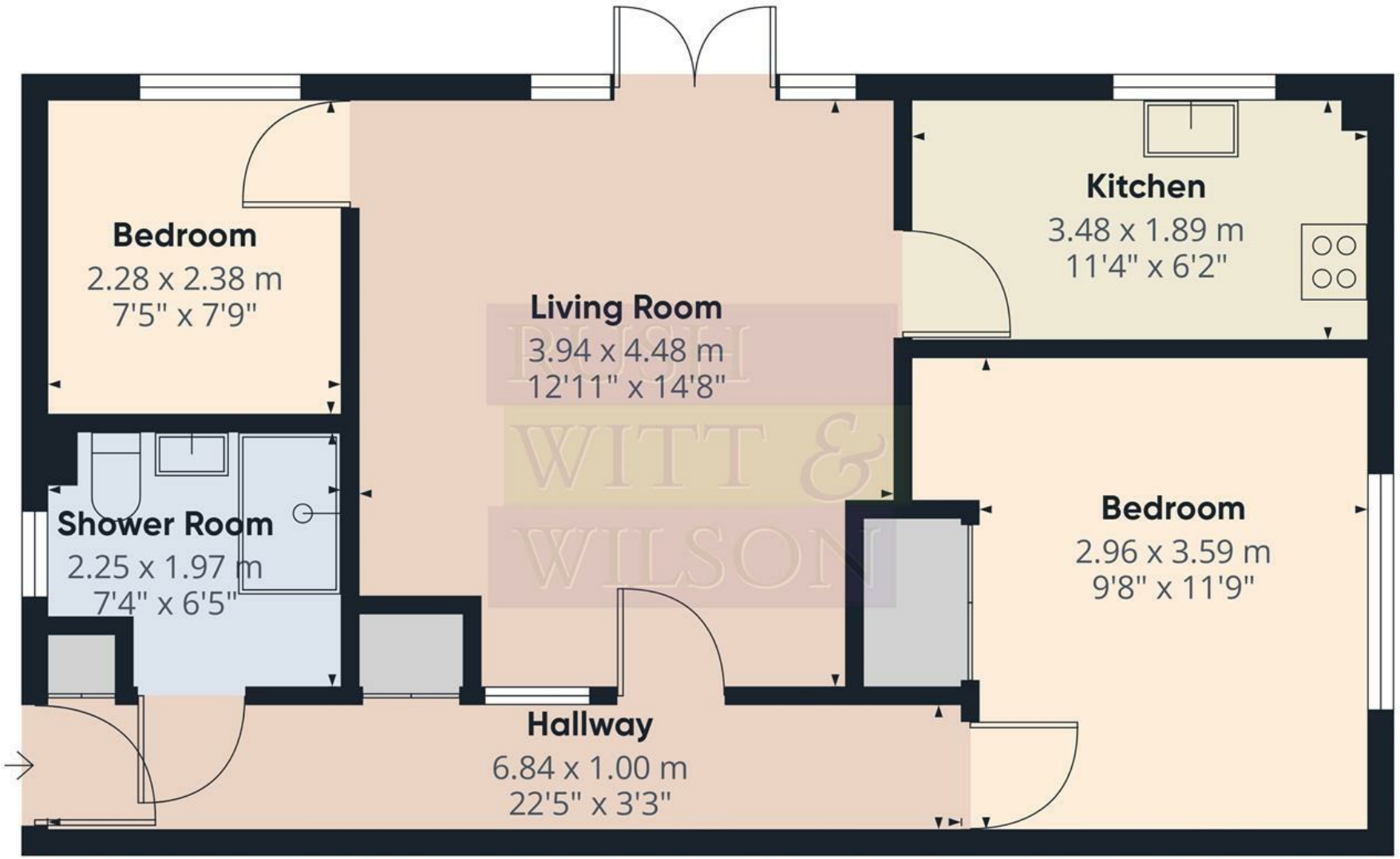

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Approximate total area(1)

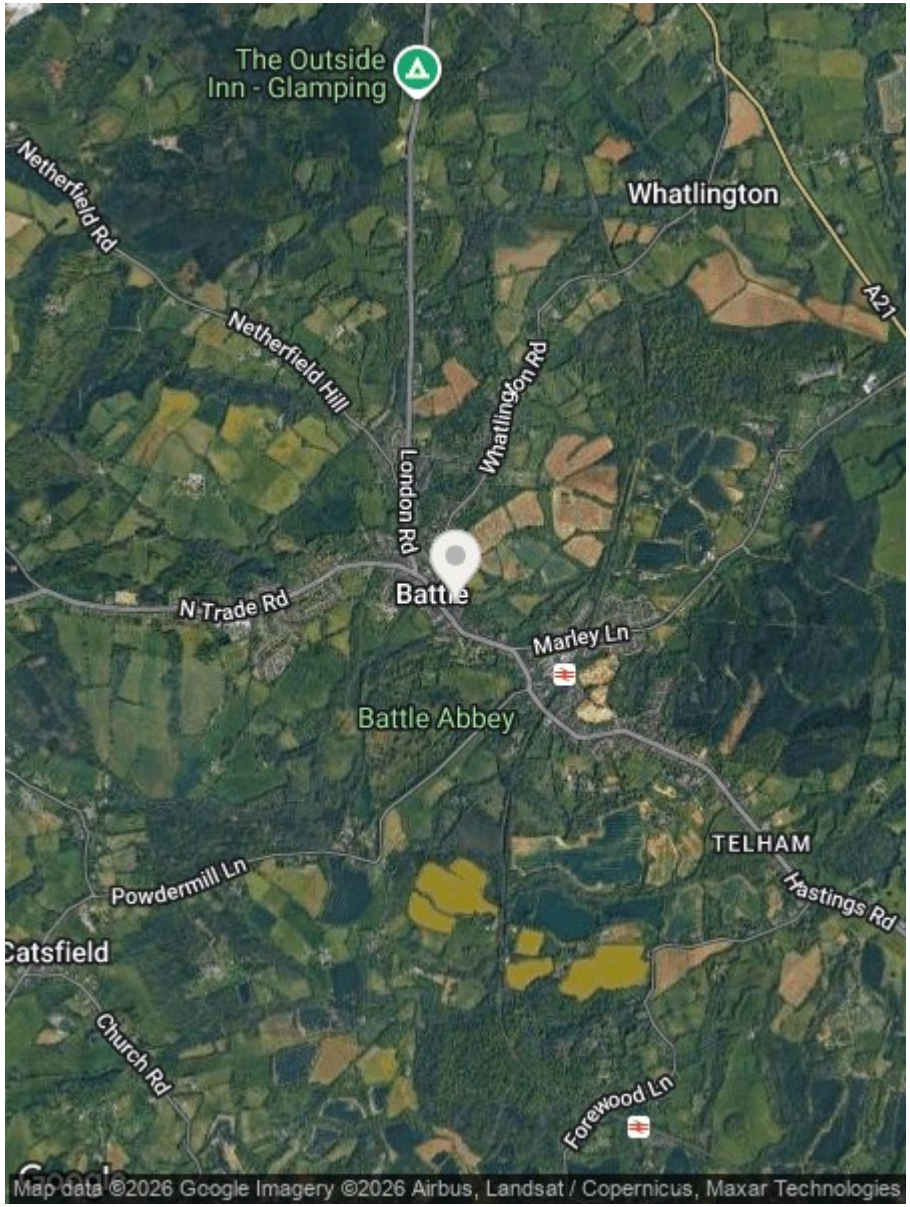
52.6 m²

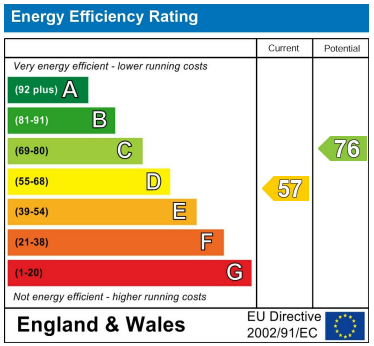
565 ft²

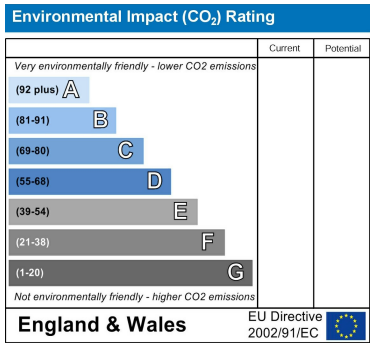
(1) Excluding balconies and terraces

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

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Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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