

3 Abbey Way, Battle, TN33 0XD
By Auction £100,000 Leasehold

Picture stepping out of your door and onto Battle High Street within minutes, with the mainline station close enough for a spontaneous day in London. This first-floor flat gives you the best of town life, then a calm, light-filled place to come home to. Floor-to-ceiling windows fill the living room with daylight and frame a pleasant outlook, perfect for slow weekend mornings and suppers with friends. Leading off, the sleek white gloss kitchen is ready for relaxed dinner parties, with an eye-level oven and integrated dishwasher. The double bedroom is a quiet retreat with a full wall of fitted wardrobes, and the modern walk-in shower room adds a fresh, spa-like touch to your routine. Built-in storage keeps life beautifully uncluttered, and one allocated parking space makes coming and going simple. Easy, convenient and full of light, this is a flat designed for living well. We are aware there are restrictive covenants on the property, further details available upon request.

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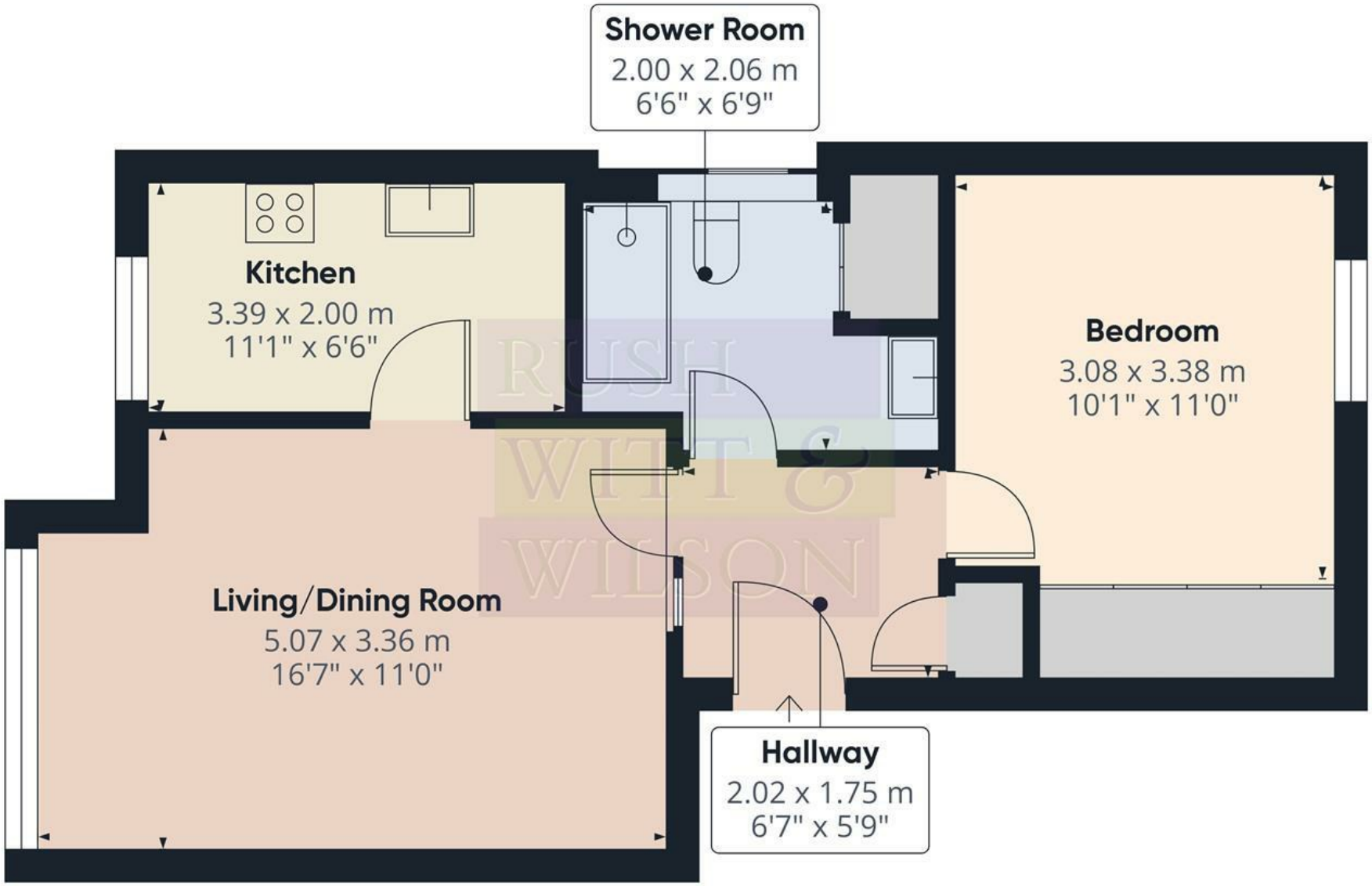

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Approximate total area(1)

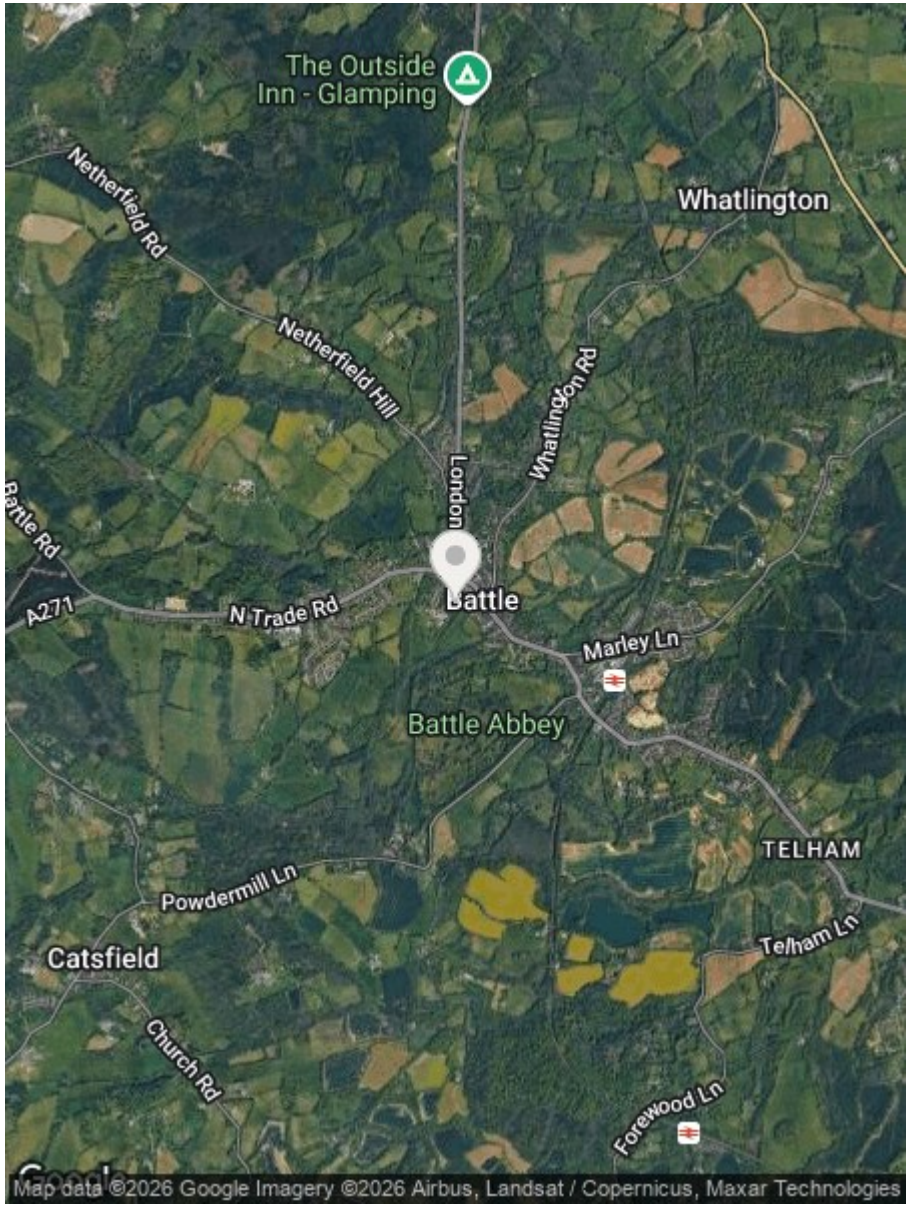
45.2 m²

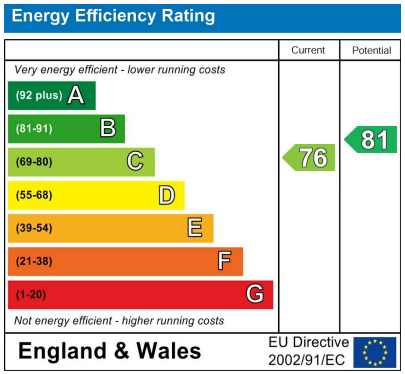
487 ft²

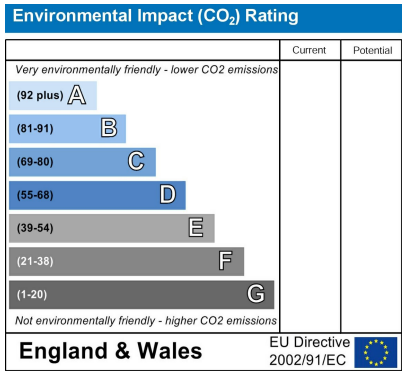
(1) Excluding balconies and terraces

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 - B

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.

Important Notice:

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