



24 Market Road, Battle

£240,000 Leasehold

First-floor over 55's flat in a warden-assisted development in Battle. Two double bedrooms, triple-aspect living/dining room, fitted kitchen, bathroom, stair lift access, garage and one parking space. Well-kept communal gardens and central location near shops and station.



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Set within a well-regarded over 55's, warden-assisted development in Battle, East Sussex, this first-floor purpose-built flat offers a comfortable and easy-to-maintain layout, with the added benefit of a stair lift providing straightforward access. The development itself is managed with general maintenance, lighting, and communal upkeep all taken care of, allowing for a more straightforward day-to-day. Residents also have access to well-kept communal gardens and shared drying room facilities.

The front door opens into a central hallway, with useful storage cupboards and an airing cupboard keeping everyday essentials neatly tucked away. From here, the layout feels well balanced, with rooms arranged off either side. There are two double bedrooms, one positioned to the front with built-in wardrobes, and the other overlooking the rear, both finished with soft cream carpeting that continues through the hallway and main living space.

The bathroom sits to the front and is fitted with a bath and shower over with a screen, a white pedestal basin, WC, and chrome electric towel rail, with tiling around the bath area for practicality. Opposite, the kitchen looks out over the rear and is fitted with wood-effect wall and base units, laminate worktops, and a stainless steel sink. There is an electric hob with oven and grill set at eye level, space for a washing machine, and an integrated fridge/freezer, making it a functional and well-laid-out space.

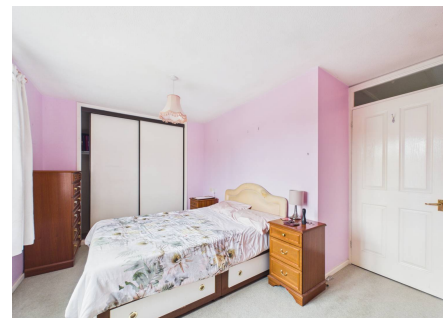
At the end of the hallway, the living/dining room spans the full width of the flat and enjoys windows on three sides, allowing for plenty of natural light throughout the day. There is ample space for both seating and dining areas, with an electric fireplace and mantel creating a natural focal point.

Externally, the property benefits from a garage, and one parking space, and access to the communal grounds. Positioned in a central location, it offers convenient access to local amenities while remaining within a managed and established setting.

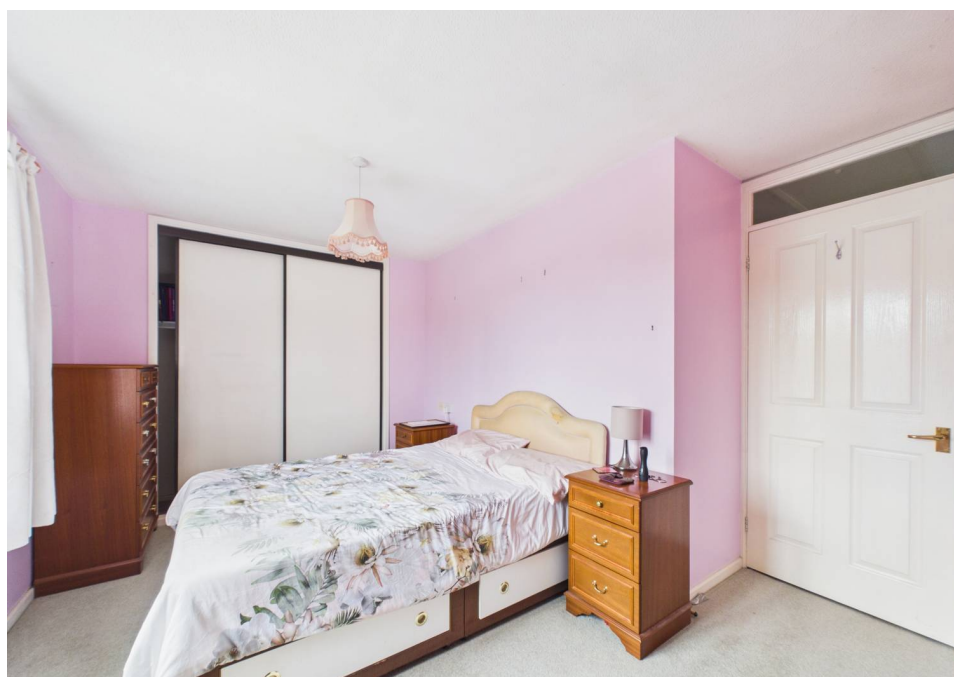
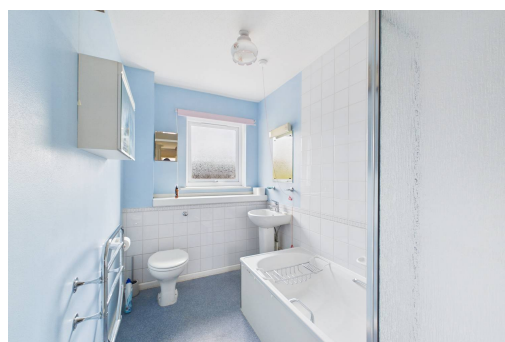
Leasehold with approximately 95 years remaining and a ground rent of £50 per annum.

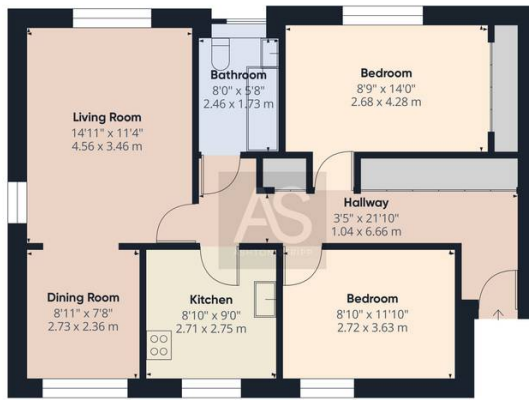


- First-floor flat within an over 55's warden-assisted development
- Useful hallway storage including airing cupboard
- Garage included with the property
- Well-kept communal gardens with shared drying room facilities
- Stair lift access providing easier entry to the property
- Central Battle location within easy reach of shops and station
- Practical kitchen layout with eye-level oven and integrated appliances
- Easy, low-maintenance living within a managed setting



Battle offers a well-balanced setting, combining a historic town centre with everyday convenience. The High Street is within easy reach, with a mix of independent shops, cafés, and essential services, while Battle station provides regular links to London and the coast. The area is also known for its surrounding countryside, with a range of nearby walks and green spaces, as well as well-regarded local amenities suited to day-to-day living.





Floor 0 Building 1



Floor 0 Building 2

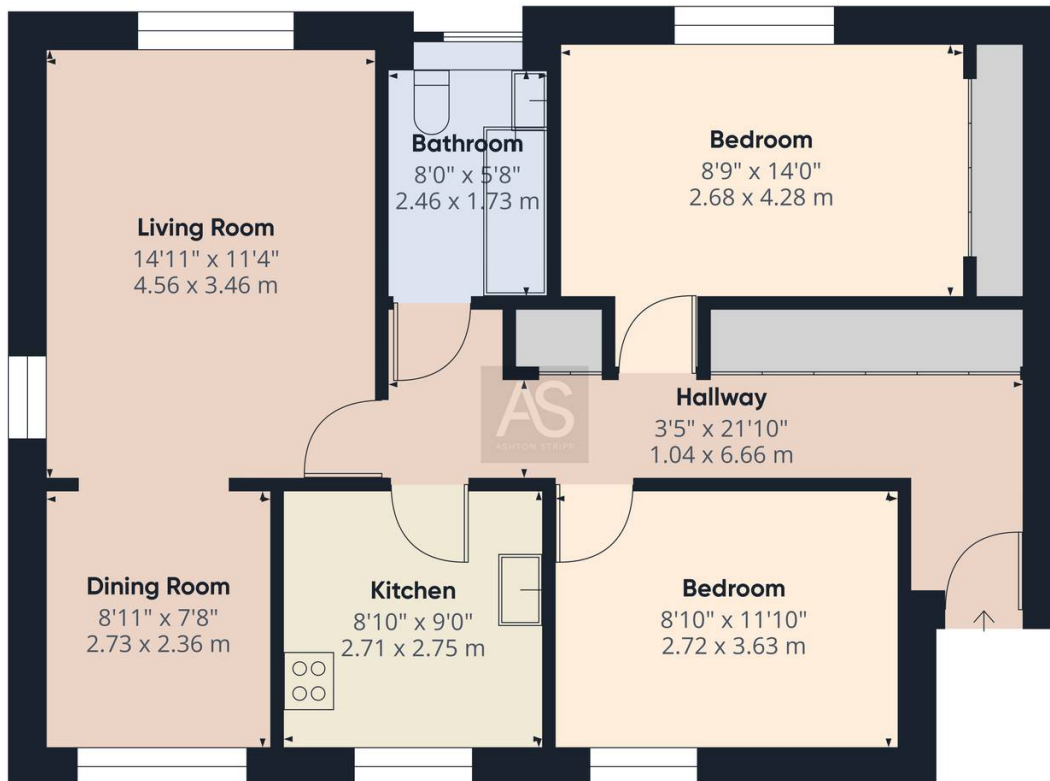


Approximate total area⁽¹⁾
930 ft²
86.3 m²

(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.

GIRAFFE 360



Floor 0 Building 1



Approximate total area⁽¹⁾
766 ft²
71.1 m²

(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.

GIRAFFE 360