



Lefric Mount Street, Battle

£325,000 Freehold

A characterful cottage on Mount Street with parquet flooring, exposed beams and a log burner throughout. Modern kitchen, two bedrooms, a bathroom with far-reaching views, and a secret attic room. Courtyard garden, cellar storage and parking



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Discover this characterful cottage with solid wood parquet flooring throughout, exposed original beams and original windows. Original decorative wall panels.

The sitting room is the heart of the home, with a dual aspect to front and side, exposed wall and ceiling timbers, attractive engraved wood panelling, and an exposed brick fireplace housing a log burner. A parquet-floored inner hall, with built-in storage cupboard, leads through to the kitchen. Pantry storage and understairs shower.

The kitchen has been fitted with matching wall and base units, soft-close drawers and quartz worktops with matching upstands, alongside an integral fridge/freezer, Bosch oven and induction hob. A full-height cupboard houses the gas-fired boiler, and painted wood panelling with cast iron-style radiators.

Upstairs, bedroom one enjoys a dual aspect to rear and side, bespoke fitted shutters, wooden flooring and a brick feature fireplace with wooden bressumer. Bedroom two has a wealth of exposed beams, built-in double wardrobes.

The bathroom has been fitted with a panelled bath with shower fitted above, low-level WC and vanity wash hand basin, part-tiled walls, and traditional windows enjoying far-reaching views towards Battle Great Wood.

Off the hallway are stairs to an attic room currently configured as an dressing room and sewing room, accessed via a secret door.

Outside, the property has the benefit of a large share in the open courtyard garden with gated access, a cellar offering useful storage, and one allocated parking space.

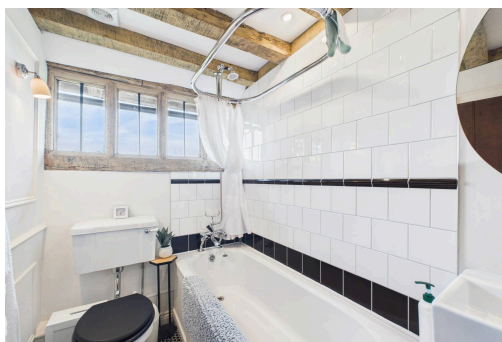
Grade 2 listed.

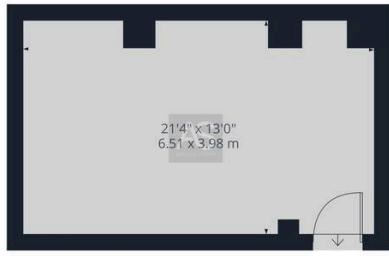


- Characterful cottage renovated to an exceptionally high standard
- Solid wood parquet flooring and exposed original beams throughout
- Sitting room with exposed brick fireplace and log burner
- Downstairs shower room and useful pantry storage
- Newly fitted kitchen with quartz worktops and integrated appliances
- Two bedrooms, one with a period feature fireplace
- Bathroom with views to Battle Great Wood
- Share of communal courtyard garden and cellar storage
- One allocated off-road parking space



Mount Street is located within the historic market town of **Battle, East Sussex**, offering a range of independent shops, cafés, restaurants and everyday amenities within walking distance. The area benefits from excellent transport links, including a mainline railway station with services to London and Hastings, as well as convenient access to the A21. Battle is also renowned for **Battle Abbey and the 1066 Battlefield**, with the surrounding High Weald countryside providing further recreational opportunities.

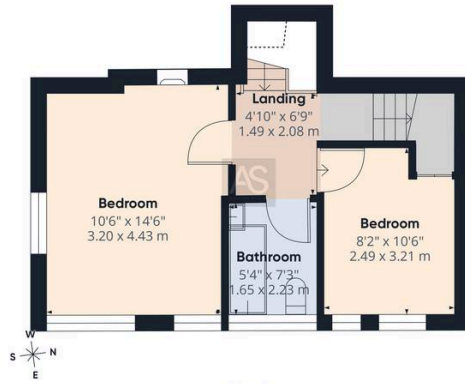




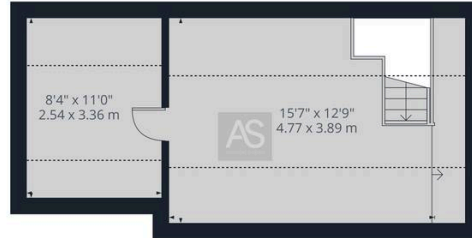
Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1255 ft²
116.6 m²

Reduced headroom

149 ft²
13.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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



Approximate total area⁽¹⁾

354 ft²
32.9 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