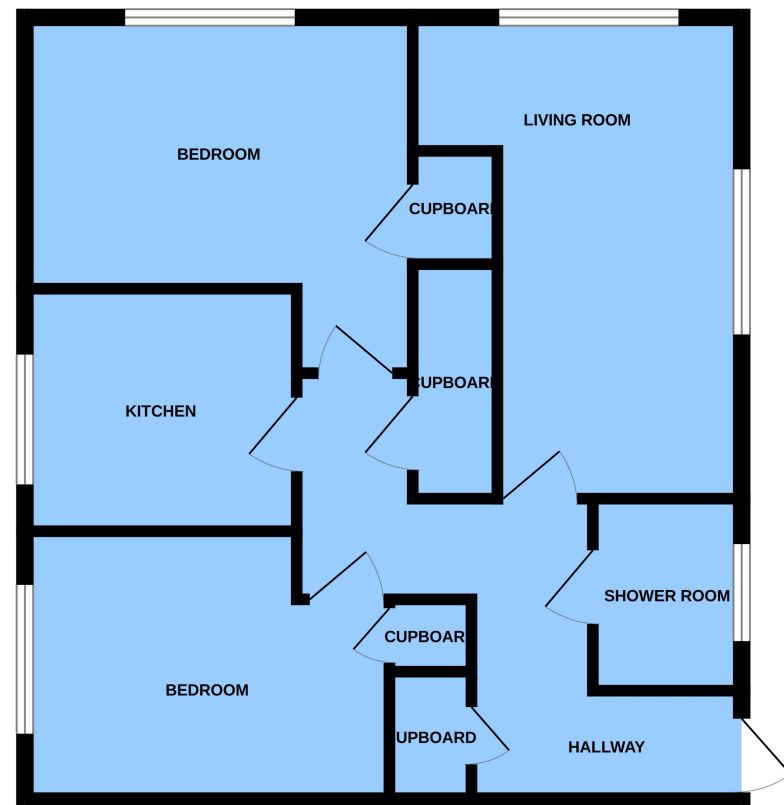


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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5 Marley Gardens, Battle, East Sussex TN33 0DJ

£127,500 leasehold

A well presented ground floor two bedroom purpose built flat with modern kitchen, shower room, night storage heating and double glazing conveniently situated close to the mainline station.

Ground Floor Flat
 Communal Gardens

2 Bedrooms

Modern Kitchen and
 Shower Room

Close to Town Centre
 and Station

Description

This purpose built ground floor flat occupies a convenient location close to the Town Centre and mainline station. Inside the accommodation is laid out around a large reception hall with two storage cupboards. The living room is a generous double aspect room with a feature electric fire and both the kitchen and shower room have been replaced in recent years. Both bedrooms have built in wardrobes and the flat benefits from night storage heating throughout. In addition there is a useful external storage cupboard and communal gardens.

Directions

From our office in Battle High Street proceed in a southerly direction taking the first exit at the mini roundabout onto Marley Lane. Proceed along Marley Lane over the railway line and take the first turning left into Marley Gardens where the property will be found on the left hand side.

What3Words: ///windows.grub.waddle

THE ACCOMMODATION

With approximate dimensions is approached via double glazed door to

L-SHAPED HALLWAY

With two storage cupboards and night storage heater.

LIVING ROOM

16' 2" x 8' 10" (4.93m x 2.69m) widening to 11' 0" (3.35m). With feature electric fire, night storage heater.

KITCHEN

9' 0" x 8' 5" (2.74m x 2.57m) With window to side, fitted with a range of high gloss base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances. There is a fitted low level oven and an area of wood effect working surfaces incorporating a stainless steel sink with mixer tap and drainer and four ring hob with extractor fan above.

BEDROOM

12' 2" x 9' 4" (3.71m x 2.84m) With window to front, night storage heater and airing cupboard with slatted shelves.



BEDROOM

12' 4" x 8' 0" (3.76m x 2.44m) With window to side, cupboard and shelving, night storage heater.

SHOWER ROOM

With obscured window to side, part tiled and part panelled walls, incorporating a shower enclosure and vanity sink unit with mixer tap, heated towel rail, low level wc.

EXTERNAL STORAGE CUPBOARD

6' 8" x 3' 5" (2.03m x 1.04m)

OUTSIDE

To the rear of the property is access to the communal garden, laid to lawn, with planted flower beds and bin storage area.

LEASE INFORMATION

The property has a 125 year lease from 1989. Service Charges is payable to Southern Housing £194.06 pcm

COUNCIL TAX

Rother District Council
Band A - £1,752.57

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.