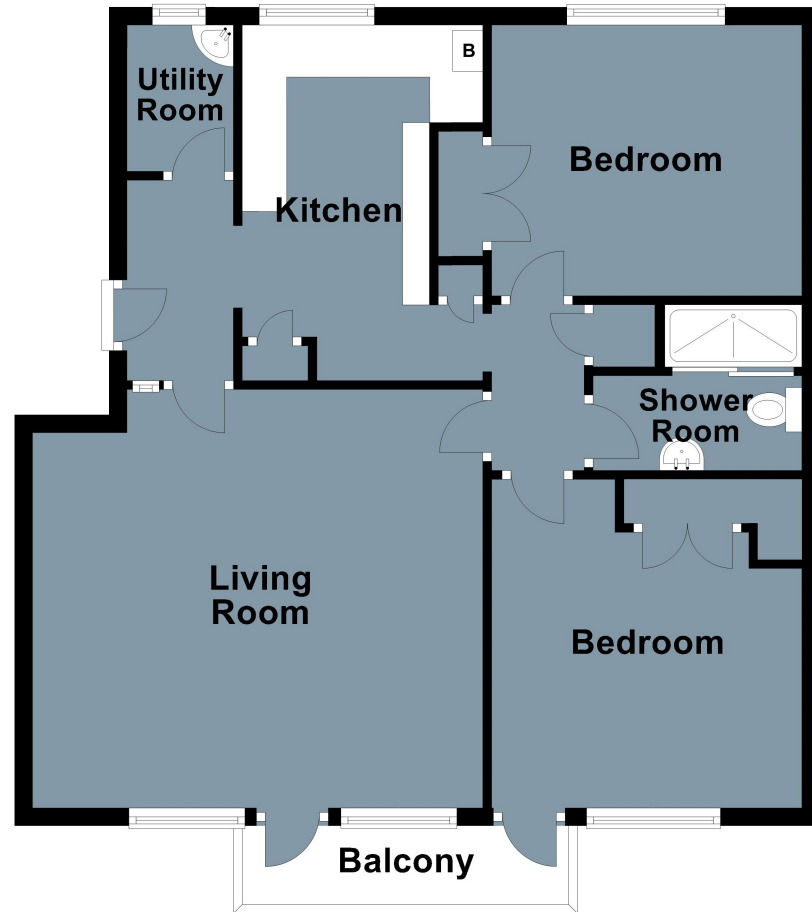


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Total area: approx. 71.4 sq. metres (768.5 sq. feet)
 For illustration purposes only - not to scale



3 Senlac Court, Caldbec Hill, Battle, East Sussex TN33 0JT **£265,000 leasehold share of freehold**

Set in a desirable location with spectacular views and within just a short stroll of the historic high street, is this well presented first floor two bedroom purpose built flat with use of stairlift, private balcony and single garage.

- First Floor Flat
- 2 Bedrooms
- Living Room with Balcony
- Single Garage
- Communal Gardens
- Wonderful Views
- Share of Freehold
- Communal stairlift

Description

This two bedroom first floor purpose built flat enjoys the benefit of a communal stairlift and spectacular views over rolling countryside and Battle Great Woods. Inside the property is presented in excellent decorative order and we understand it was re-wired in 2012. There is gas central heating and double glazing throughout and the large living room has picture windows and access to a balcony that is shared with the main bedroom and enjoys the wonderful views. The kitchen is fitted with a good range of units, there is a large shower and the benefit of a utility area that also has plumbing to be used as a wc. Outside the property enjoys the use of the communal gardens that are laid to wild flowers in the summer months and take in the views. There is ample residents parking and the benefit of a private single garage.

AGENTS NOTES:

1. This property cannot be sub-let.
2. No pets are allowed.

Directions

From our office in Battle High Street proceed in the northerly direction taking the first right hand turn into Mount Street. Proceed along and the property will be found a short distance along on the right hand side.

What3Words:///amended.templates.maximum

THE ACCOMMODATION COMPRISES

Communal entrance with communal stairs and stairlift to first floor. A private door opens to

ENTRANCE HALL

7' 4" x 3' 10" (2.24m x 1.17m)

FORMER WC/UTILITY AREA

5' 5" x 3' 5" (1.65m x 1.04m) with obscured window to front, tiled floor, space and plumbing for washing machine, corner wash hand basin with tiled splashback, plumbing for WC.

LIVING/DINING ROOM

16' 8" x 15' 8" (5.08m x 4.78m) with large picture windows and glazed door to balcony, central feature fireplace with inset electric fire on a marble hearth with a painted surround, TV and shelving unit.

KITCHEN

13' 0" x 7' 1" (3.96m x 2.16m) widening to 9' 0" (2.74m) with tiled floor, large picture window and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated fridge/freezer, space and plumbing for slimline dishwasher and double oven. There is a large area of working surface incorporating a 1 1/2 bowl stainless steel sink with mixer tap and drainer and a 4 ring hob with extractor fan above. Cupboard housing boiler, separate broom and Hoover cupboard.

INNER HALLWAY

with linen cupboard with slatted shelves and overhead storage.

BEDROOM 1

12' 4" x 11' 5" (3.76m x 3.48m) with picture window and glazed door to balcony, double wardrobe cupboard with hanging and shelving.



SHOWER ROOM

7' 9" x 6' 1" (2.36m x 1.85m) with obscured window to side, concealed cistern wc, cupboard to side, pedestal wash hand basin with mirror above, tile enclosed shower with glazed screen.



BEDROOM 2

11' 5" x 10' 0" (3.48m x 3.05m) with picture window to front, large double wardrobe.

OUTSIDE

To the front of the property is parking for residents. To the side a ramp leads down to the garage which is located in the left hand corner under the balcony with a green up and over door. To the other side of the property is access to a private brick store. The property is surrounded by communal gardens with a large expanse of lawn to the rear which is laid to wild flowers in the summer months and takes in the stunning views towards Battle Great Woods.



GARAGE

17' 6" x 7' 7" (5.33m x 2.31m) with up and over door.

LEASE DETAILS

Lease for 999 years from 1963
Share of Freehold
Ground Rent £15 per annum (not currently collected)
Maintenance 2022/23 £2660 (substantial sinking fund).

COUNCIL TAX

Rother District Council
Band C - £2115.50 (2023/24)

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.