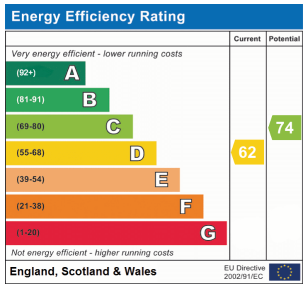


Campbell's Estate Agents
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tel: 01424 774774
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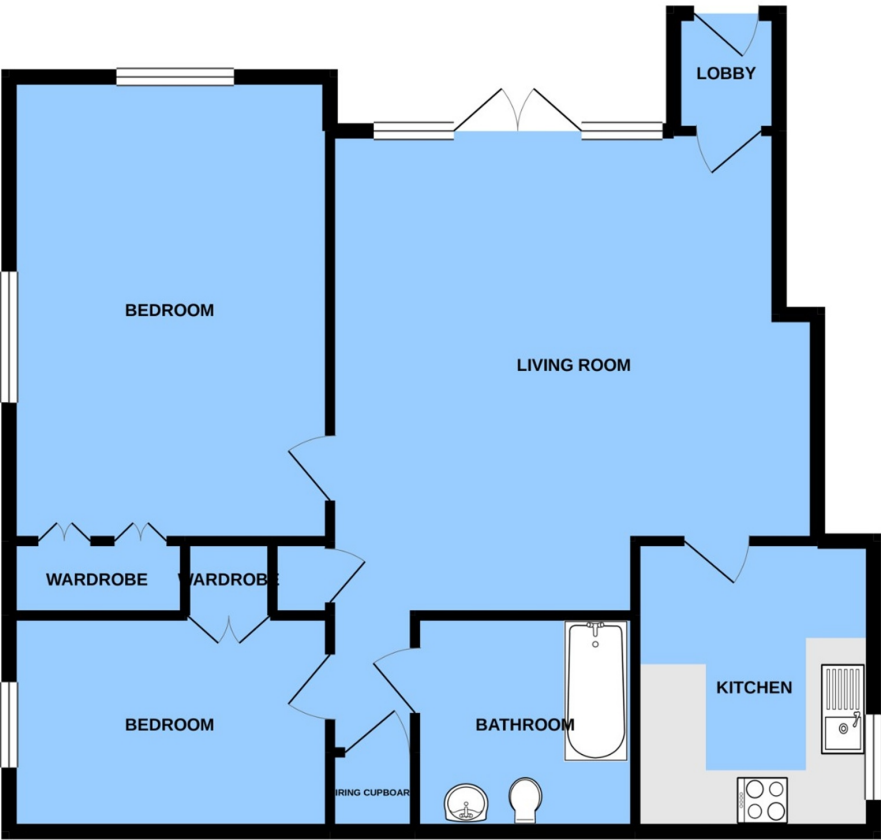
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GROUND FLOOR



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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11 Abbey Court, St Martins Way, Battle, East Sussex TN33 0TZ oieo £150,000 leasehold

A conveniently situated 2 bedroom ground floor flat for those aged 55 and over located just off Battle High Street with private entrance and no onwads chain.

- | | | | |
|---------------------|-----------------|-------------------------------|---------------------|
| Purpose Built Flat | Two Bedrooms | Use of Small Patio | Communal Facilities |
| Convenient Location | Warden Assisted | 24 Hour Emergency Call System | |

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Description

A purpose built ground floor flat for those aged 55 and over situated in a pedestrianised area just off the High Street. No 11 offers both a quiet and convenient location enjoying its own private entrance, The property has an integrated kitchen and spacious living room with double doors leading outside. There are two bedrooms, one double and one single served by a generous bathroom. The property has the benefit of a 24 hour emergency Appello call system and enjoys access to a communal courtyard garden and there is parking available at an additional charge and subject to a waiting list. The property is located just a few moments from the High Street which is very well served for day to day amenities with two supermarkets, a doctors surgery, dentist, library, post office and regular bus routes as well as a mainline station with regular services to London Charing Cross and the coast.

Directions

From our office in Battle high Street proceed on foot in a northerly direction and within a very short distance turn right into Abbey Court where the property will be found shortly after the archway and the last property up on the left hand side.

What3Words:///driving.campsites.panthers

THE ACCOMMODATION COMPRISES

A private entrance door to

ENTRANCE PORCH

With further door to

SITTING ROOM/DINING ROOM

13' 11" x 13' 3" (4.24m x 4.04m) max with double doors opening to outside. Opening to



KITCHEN

9' 4" x 7' 1" (2.84m x 2.16m) with window to side and fitted with a variety of kitchen cabinets incorporating cupboards and drawers with granite effect working surface, stainless steel sink with mixer tap, electric oven and grill with 4 ring ceramic hob with extractor over, integrated washing machine and space for American style fridge/freezer, heated towel rail.

BEDROOM 1

12' 8" x 9' 8" (3.86m x 2.95m) A double aspect room with window to front and side, built in double wardrobe.



INNER HALLWAY

With shelved airing cupboard housing the water tank.

BEDROOM 2

9' 8" x 7' 4" (2.95m x 2.24m) With window to side, built in single wardrobe.



BATHROOM

6' 6" x 6' 2" (1.98m x 1.88m) with tiled walls, laminate flooring and fitted with a panelled bath with electric shower over, wc, pedestal wash hand basin, heated towel rail.

LEASE DETAILS

Lease 99 years from 1986
Service Charge - £973.03 per quarter includes electricity.

COMMUNAL FACILITIES

There are communal gardens, laundry room and an on site manager.

COUNCIL TAX

Rother District Council
Band C - £2,228.32

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.