



Flat 3 Woodview House, Battle Gates, Battle. TN33 0JD.      **£249,950 leasehold share of freehold**

A surprisingly spacious and bright first floor apartment with two double bedrooms and garaging in a quiet cul de sac location.

## Description

Woodview is an attractive purpose built block of similar apartments situated at the bottom of a quiet cul de sac just a short level walk to Battle High Street. The flat is on the first floor and enjoys a large reception room with a south facing Juliet balcony. Both bedrooms are generous doubles and the kitchen enjoys a pleasant wooded outlook to the rear of the property. The flat also has it's own private garage underneath the block.

The property is a short level walk to Battle High Street which enjoys a comprehensive range of amenities, local supermarket, dentist, doctors surgery, privately owned shops, pubs and restaurants. There is also a mainline station with services to London Charing Cross and the coast and the property is within level walking distance of Claverham Community College. Viewing highly recommended.

## Directions

From the High Street, travelling north continue over the roundabout by the fire station onto North Trade Road. Proceed along here for some distance and before reaching Claverham Community College turn right into Battle Gates. Take the second turning right and Woodview House will be found at the bottom on the left hand side.

What3Words: ///purest.forehand.announced

## THE ACCOMMODATION

Is approached via a communal entrance door leading into a communal hallway with stairs up to the first floor. Private front door into

## ENTRANCE HALL

Laminate flooring, storage cupboard.

## KITCHEN

10' 8" x 9' 5" (3.25m x 2.87m) Window to the rear of the property with a pleasant outlook over woodland, a variety of wall and base mounted units incorporating cupboards and drawers and space for washing machine, oven, American style fridge/freezer, laminate flooring, wall mounted boiler, stainless steel sink drainer unit.

## LOUNGE

13' 8" x 12' 6" (4.17m x 3.81m) Large sliding door leading out to the south facing Juliet balcony to the front of the property, laminate flooring, television aerial point, telephone point.

## BEDROOM ONE

13' 10" x 10' 4" (4.22m x 3.15m) Window to the rear of the property, double fitted wardrobes, television aerial point.

## BEDROOM TWO

10' 10" x 10' 7" (3.30m x 3.23m) Window to the front of the property.

## BATHROOM

10' 8" x 6' 1" (3.25m x 1.85m) Window to the rear of the property, WC, bath with shower attachment, pedestal wash hand basin, heated towel rail, tiled walls, laminate flooring.

## SHARE OF FREEHOLD

Maintenance - as and when.

## 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.

