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Campbell's

your local independent estate agent

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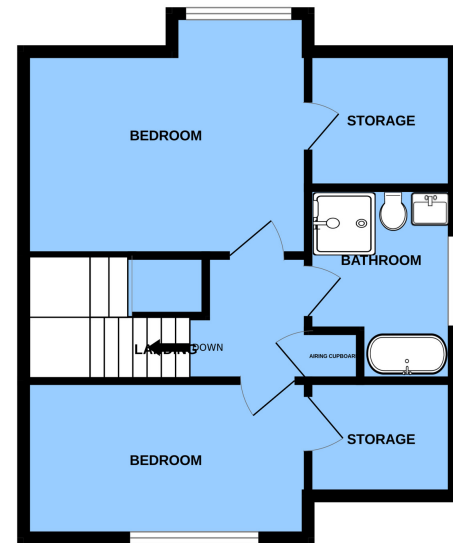
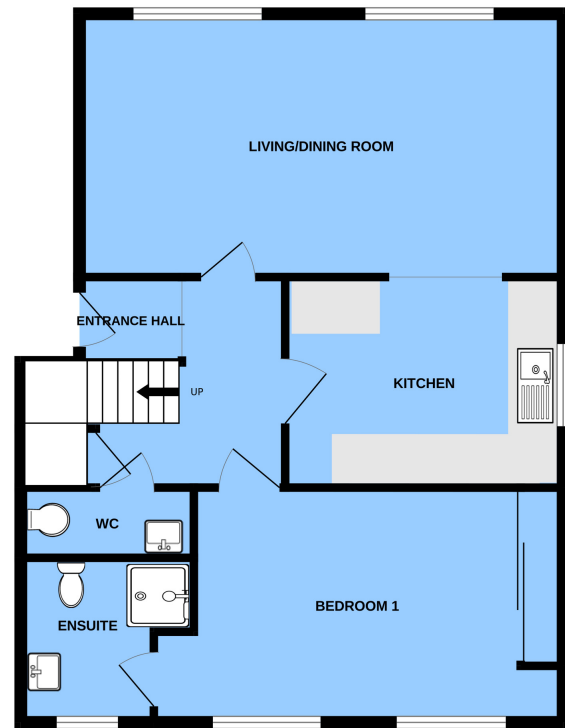
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales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

FIRST FLOOR

SECOND FLOOR



8 Glengorse Court, Glengorse, Battle, East Sussex TN33 0TX **£367,000 share of freehold**

An immaculate first and second floor three bedroom maisonette flat that presents to an excellent standard with communal gardens and garage en-bloc. All set within a desirable location, close to the Town Centre and within a short walk of the mainline station.

- Maisonette Apartment
- Communal Gardens
- 3 Bedrooms
- Garage En-Bloc
- Living/Dining Room
- Close to Station and Town Centre
- Modern Kitchen
- Share of Freehold

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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Description

This immaculate three bedroom maisonette apartment was extensively refurbished and upgraded in recent years and presents to an excellent standard with quality fixtures and fittings throughout. Approached over a communal hallway the private entrance door leads to a large reception hall that opens into the principle reception room that offers ample space for sitting and dining with lovely views to the front. The kitchen is fitted with a comprehensive range of high gloss kitchen cabinets with integrated appliances and the master bedroom is located on this floor measuring some 19' with its own en-suite. There is a separate WC and to the second floor, two generous bedrooms, both with walk-in wardrobes, and a family bathroom. Outside there is a garage en-bloc, use of communal garden and the property is sold with the benefit of a share of the freehold. With its appealing location being just a short stroll of the mainline station and within easy reach of the Town Centre, viewing is highly recommended.

Directions

From the High Street, proceed south to the mini roundabout, turning right at the Chequers Public House into Lower Lake. Continue over the second mini roundabout, passing Station Road on the left and Tesco Express on your right, continue around the bend and Glengorse will be found on the right hand side. Proceed for a short distance where the property will be found on the left hand side. What3Words: ///posting.improvise.plums

THE ACCOMMODATION

Comprises communal entrance with communal staircase to first floor.

PRIVATE ENTRANCE HALL

5' 5" x 3' 3" (1.65m x 0.99m) Opening to inner hallway with stairs rising to first floor. Large under stairs storage cupboard, coved ceiling, recessed lighting, oak veneer flooring.

LIVING/DINING ROOM

22' 4" x 12' 1" (6.81m x 3.68m) Two large picture windows taking in views to the front with oak veneer flooring throughout and wide opening leading into the



KITCHEN

11' 7" x 9' 7" (3.53m x 2.92m) Window to side, recessed lighting, oak veneered flooring and fitted with a comprehensive range of high gloss base and wall and base mounted units incorporating cupboards and drawers with integrated fridge/freezer, washing machine and dishwasher. An area of hardwood working surface incorporates a five burner gas hob with extractor fan above and enamel sink with mixer tap and drainer, fitted double oven and microwave.



BEDROOM ONE

19' 0" x 10' 10" (5.79m x 3.30m) With two picture windows taking in views of the communal gardens, recessed lighting, large triple wardrobe with hanging and shelving, door to

EN-SUITE

7' 5" x 6' 2" (2.26m x 1.88m) obscured windows to rear, fully tiled floor and walls and fitted with a large shower cubicle with glazed screen, vanity sink unit with mixer tap, heated towel rail to side and low level WC.

SEPARATE WC

Tiled floor, part tiled walls, fitted with a low level WC, wash hand basin with mixer tap, heated towel rail.

FIRST FLOOR LANDING

Access to loft space, cupboard with slatted shelves housing the gas fired boiler.

BEDROOM

13' 0" x 7' 5" (3.96m x 2.26m) With window to rear, walk-in cupboard 7' 1" x 5' 5" (2.16m x 1.65m) with light and access to eaves storage.

BATHROOM

9' 3" x 8' 7" (2.82m x 2.62m) With obscured window to side, fully tiled floor and walls and fitted with a large tile enclosed shower with fixed and hand held shower heads, vanity sink unit with mixer tap, concealed cistern WC and curved bath with centre mixer tap, recessed shelf above, heated towel rail, radiator.

BEDROOM

13' 1" x 12' 0" (3.99m x 3.66m) With window to front and access to large walk-in cupboard 7' 1" x 5' 7" (2.16m x 1.70m) with light.

OUTSIDE

The property is surrounded by a large area of communal gardens for use by the residents. In addition a driveway leads to

GARAGE EN-BLOC

18' 0" x 7' 10" (5.49m x 2.39m) The last garage on the left hand side with up-and-over door.

LEASE INFORMATION

The property has a 999 year lease from 2008 with a share of the freehold.

Maintenance and insurance is payable at approximately £675 twice annually.

COUNCIL TAX

Rother District Council
Band D - £2,506.86

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.