




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Telham House, Station Approach, Battle, East Sussex
£235,000 TN33 0BF
🛏️ 2 Bedroom 🚿 1 Bathroom 📺 1 Reception



AT A GLANCE...

We are pleased to offer for sale this well presented apartment in Battle. Situated on the first floor of this purpose built block conveniently situated adjacent to Battle mainline railway station. The apartment is access via a communal entrance with both lift and stair access to the first floor where you will find the property with accommodation which includes; A spacious lounge/diner with sliding doors opening out to the balcony. The kitchen is open plan with the lounge and features a range of matching wall units and base units. There is an integrated oven & hob, together with space for further appliances. The apartment has two double bedrooms, one with with built-in wardrobes. There is modern bathroom suite and storage cupboards. Furthermore, the property comes with electric heating and an allocated parking space.



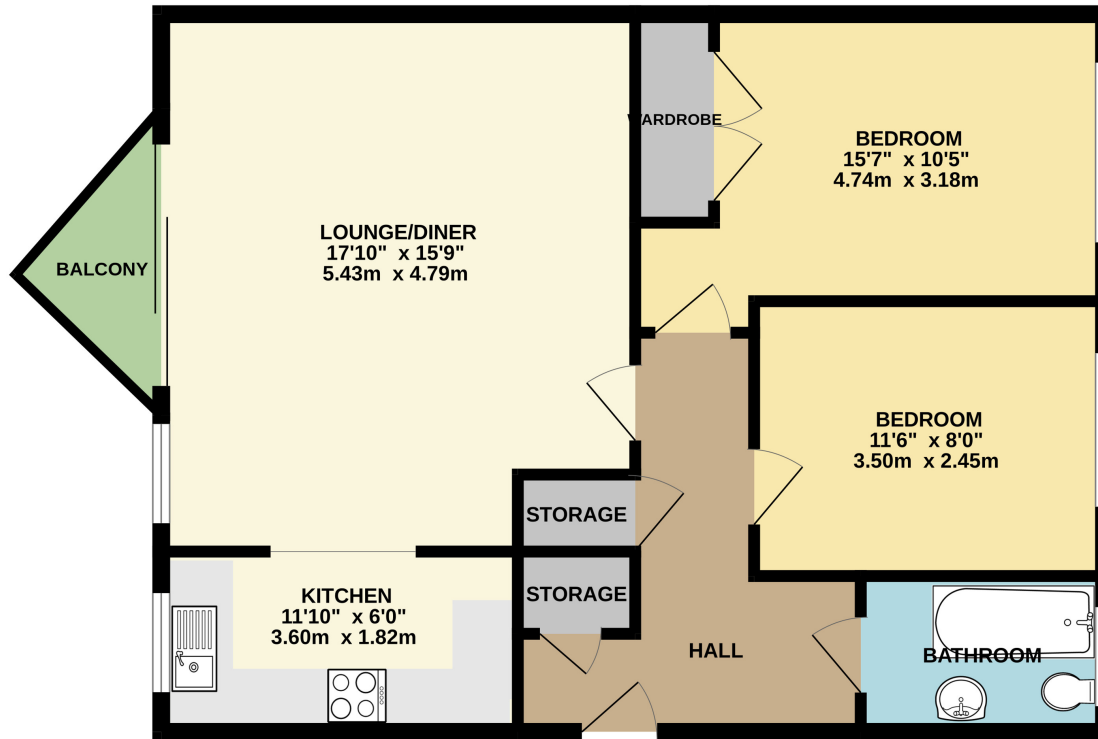
Key Features:

- Purpose Built Apartment
- Located On The First Floor
- Private Balcony
- Allocated Parking Space
- Two Double Bedrooms
- Modern Kitchen & Bathroom

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FIRST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lease & Maintenance Information

Tenure - Leasehold
 Lease term - 125 years from 2004.
 Service charge - £2100 per annum.
 Ground Rent is £150.

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