

Campbell's Estate Agents  
74 High Street, Battle, East Sussex TN33 0AG  
tel: 01424 774774  
email: info@campbellsproperty.co.uk

# Campbell's

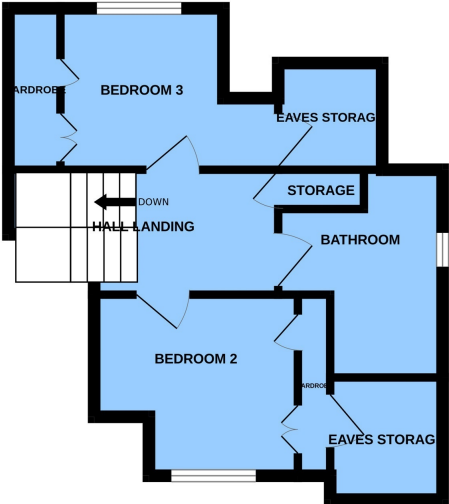
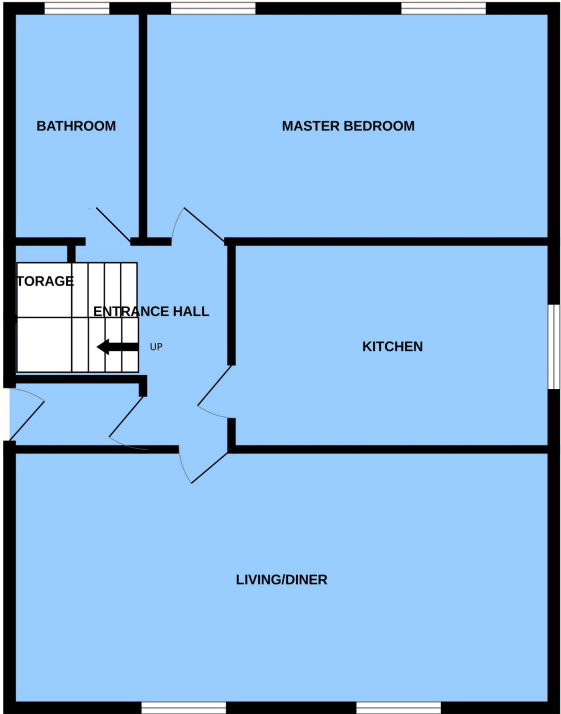
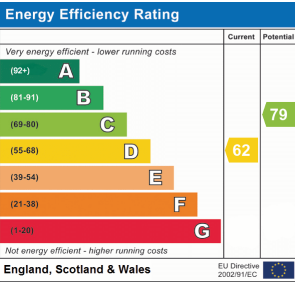
your local independent estate agent

www.campbellsproperty.co.uk

# Campbell's

your local independent estate agent

www.campbellsproperty.co.uk



NOT TO SCALE  
FOR IDENTIFICATION PURPOSES ONLY



7 Glengorse Court, Glengorse, Battle, East  
Sussex TN33 0TX

sale agreed £295,000

leasehold share of freehold

A substantial first and second floor three bedroom maisonette flat that requires general updating, set in communal grounds convenient for the town centre and mainline station with garage en-bloc.

Purpose Built Maisonette

3 Bedrooms

Convenient Location

Garage en-bloc



Campbell's Estate Agents  
74 High Street, Battle, East Sussex TN33 0AG  
tel: 01424 774774  
email: info@campbellsproperty.co.uk

# Campbell's

www.campbellsproperty.co.uk

*your local independent estate agent*



## Description

This substantial first and second floor purpose built maisonette flat is available with no onwands chain and has a share of the freehold. Set on the first and second floor the accommodation is generous with a large living/dining room that enjoys views to the front and connects through to the kitchen/breakfast room. On the first floor the main bedroom benefits from a Jack and Jill en-suite and to the second floor are two additional bedrooms, a bathroom and large attic storage. The whole is in need general updating but benefits from gas central heating and double glazing throughout. Outside there is use of communal grounds that are set to both the front and rear and there is also a garage en-bloc.

## Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings. Proceed up Battle Hill passing Tesco Express on your right and at the top of the hill turn right into Glengorse and the property will be found along on the left hand side.

What3Words:///undertook.large.reinvest

## THE ACCOMMODATION COMPRISES

A communal staircase to private entrance hall with telephone entry.

## INNER HALLWAY

with stairs rising to second floor with large understairs storage cupboard.

## LIVING/DINING ROOM

22' 4" x 12' 1" (6.81m x 3.68m) with two large windows to front, coved ceiling and opening through to



## KITCHEN/BREAKFAST ROOM

12' 5" x 9' 9" (3.78m x 2.97m) with window to side, tiled floor and fitted with a range of base and wall mounted units providing cupboards and drawers, built in oven, large area of working surface with a stainless steel sink with mixer tap, a four ring hob with extractor above. The kitchen incorporates a breakfast bar and has a wall mounted gas fired boiler.

## BEDROOM

19' 2" x 10' 10" (5.84m x 3.30m) with windows to rear and door to



## EN-SUITE

also accessed from the hallway measuring 10' 9" x 6' 3" (3.28m x 1.91m) with obscured window to rear and fitted with a white panelled bath with tiled enclosure, shower and shower screen, a low level wc and pedestal wash hand basin.

## SECOND FLOOR LANDING

with loft access and cupboard housing the water tank.

## BEDROOM

13' 0" x 12' 5" (3.96m x 3.78m) max with window to front and large triple wardrobe with hanging and shelving and access through to loft space.

## BEDROOM

12' 5" x 7' 6" (3.78m x 2.29m) with window to rear, triple wardrobe with hanging and shelving and access to loft space.

## BATHROOM

9' 8" x 6' 3" (2.95m x 1.91m) plus airing cupboard with slatted shelves, tiled floor, panelled bath with shower and shower screen, pedestal wash hand basin and low level wc.

## LEASE DETAILS

Length of Lease - 999 years from 2008 with a share of the freehold. TBC  
Maintenance and Insurance approximately £? TBC

## 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.