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your local independent estate agent

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1 Caldbec Court Caldbec Hill, Battle, East Sussex TN33 0JU

£299,950 leasehold

Set in a desirable location with spectacular views and within a short stroll of the historic High Street is this two bedroom ground floor purpose built flat with a small patio that opens out onto the communal gardens with a garage and outside storage cupboard. No Chain.

Ground Floor Flat

2 Bedrooms

Patio with stunning views

Convenient Location

Garage and Communal Parking

Chain Free

www.the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

The Property
Ombudsman

rightmove.co.uk
The UK's number one property website

onTheMarket.com

Description

This two bedroom ground floor purpose built flat enjoys spectacular views over rolling countryside towards Battle Great Woods. Inside the property has been upgraded and improved over the years and is presented in good decorative order with a modern kitchen and shower room. The property benefits from gas fired central heating and double glazing throughout. The main living room is of excellent proportion and has a glazed door opening onto a private patio that in turn leads out to the communal grounds and connects to a second door to the main bedroom which also enjoys the views. The bedrooms have fitted wardrobes and the kitchen enjoys an integrated dishwasher and fridge/freezer. This rarely available ground floor flat is conveniently located close to the historic High Street and mainline station with regular services to London Charing Cross. Viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a northerly direction turning right into Mount Street. Proceed along into Caldbec Hill and the property will be found on the right hand side indicated by our For Sale board.

What3Words:///degree.kitchen.wobbling

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE HALL

with private entrance door to

HALLWAY

6' 7" x 3' 5" (2.01m x 1.04m)

CLOAKROOM

5' 0" x 3' 5" (1.52m x 1.04m) with obscured window to front, fitted with a white low level wc and pedestal wash hand basin with mirror above.

KITCHEN

12' 5" x 8' 11" (3.78m x 2.72m) narrowing to 7' 5" with picture window to front, coved ceiling and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with space and plumbing for washing machine, integrated fridge/freezer, fitted low level oven and a good sized area of working surface incorporating a stainless steel sink with mixer tap and drainer and a 4 ring hob with extractor fan above. There is a heated towel rail and a cupboard housing the gas fired boiler.

LIVING/DINING ROOM

16' 8" x 15' 8" (5.08m x 4.78m) with window and wide glazed windows taking in the stunning views over the communal gardens and beyond towards Battle Great Woods, eye level cupboard and glazed door to patio and communal garden.

INNER HALLWAY

6' 0" x 3' 4" (1.83m x 1.02m) having two cupboards with shelving.

BEDROOM

12' 2" x 11' 5" (3.71m x 3.48m) with picture window and glazed door to patio and garden, with views over the communal garden towards Battle Great Woods, fitted curtains and blinds and a sliding mirror fronted wardrobe with hanging and shelving.



BEDROOM

11' 5" x 10' 0" (3.48m x 3.05m) with picture window to front, double wardrobe with hanging and shelving.

SHOWER ROOM

with obscured window to side and fitted with a tile enclosed shower with glazed sliding doors, low level wc, pedestal vanity sink unit with mirror above, heated towel rail.

GARAGE

16' 7" x 9' 0" (5.05m x 2.74m) with up and over door.



LEASE DETAILS

Lease 999 years from 1963
Share of Freehold
Ground Rent £15 per annum (TBC)
Maintenance approx. £2,260 per annum.
Substantial sinking fund to be confirmed.

COUNCIL TAX

Rother District Council
Band C - £2,336.76

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.