



19 Abbey Court, St Martins Way, Battle, East Sussex. TN33 0TZ. **£149,950 leasehold**

A newly refurbished one bedroom first floor flat for those aged 55 and over situated just moments from the High Street and offered with no onwards chain.

Description

Having been newly refurbished throughout, this spacious first floor flat, for those aged 55 years and over, is offered to the market with no onward chain. The property comprises a newly fitted fully integrated kitchen. The reception room is double aspect and centered around an attractive electric fireplace with solid wood mantle and enjoys a Juliet balcony with a pleasant aspect to the rear of the complex. The bedroom is a comfortable double with a built in wardrobe. The shower room is again refitted with a modern suite and is of a generous size. The flat is tucked away off the High Street, which offers a comprehensive range of amenities, within walking distance of the property, to include doctors, dentists, library as well as a range of independent shops, bars and restaurants. Battle is well served for transport links with buses running to the coast and a mainline station with services to London Charing Cross. Viewing is highly recommended to appreciate this immaculately presented purpose built flat.

Directions

From our office in Battle High Street, turn down beside the butchers shop and proceed under the archway to Abbey Court.

What3Words: ///buckling.slack.clustered

THE ACCOMODATION

With approximate dimensions is approached via communal entrance door to stairwell leading to first floor landing, private door opening to

ENTRANCE HALL

Large storage cupboard, airing cupboard housing water tank, telephone entry system, recessed lighting to ceiling, wooden flooring.

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RECEPTION ROOM

14' 8" x 13' 6" (4.47m x 4.11m) A delightful double aspect room with window overlooking the High Street and double doors leading onto a Juliet balcony to the rear of the property taking in picturesque views, wooden flooring. The room centres around an electric remote control operated fire with oak mantle, television aerial point, telephone point, two storage heaters, USB plug sockets.

KITCHEN

11' 3" x 6' 1" (3.43m x 1.85m) Newly fitted kitchen comprising wall and base units incorporating cupboards and drawers. Slate effect work surfaces with tiled splashback surround, one and a half sink drainer unit, stainless steel mixer tap and window to the High Street. Integrated electric oven, four ring induction hob with overhead extractor hood. Integrated dishwasher, integrated fridge freezer, tiled flooring and recessed lighting.

BEDROOM

11' 4" x 11' 2" (3.45m x 3.40m) Window to the front of the property with views, wooden flooring, television aerial point, double wardrobe, USB plug sockets.

BATHROOM

7' 7" x 6' 1" (2.31m x 1.85m) Brand new suite incorporating wc, wall mounted vanity unit with sink and cupboard under, electric mirror, shaver point, large shower unit with electric shower, tiled floors, partly tiled walls, heated towel rail, recessed lighting, window to the rear of the property.

LEASE DETAILS

Lease - 99 years from 1986 (63 years remaining)
Maintenance: £833 per quarter
Ground Rent £45 per quarter

COUNCIL TAX

Rother District Council
Band B - £1851.08 (2023/24)

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.