



21 Woodhams Close, Battle, East Sussex. TN33 0XE.

**£194,950 leasehold**

A well presented two bedroom first floor purpose built flat with large reception room, allocated parking, located in the heart of Battle and available with no onwards chain.

### Description

21 Woodhams Close is a surprisingly spacious first floor flat which is offered to the market in good decorative order and no onwards chain. A spacious entrance hall with large storage cupboard serves most of the principle rooms, the main reception room has ample space for a dining area and gives access to the kitchen which is fitted with a modern suite with some integrated appliances. There are two bedrooms, one a generous double and the other a single, both with fitted wardrobes, and a bathroom. There is the benefit of an allocated parking space and the property is located just off Battle High Street which offers a good range of local amenities including independently owned shops, pubs, restaurants, a doctors, dentist, vet as well as a mainline station with regular services to London Charing Cross. The area is well served for schools, both private and comprehensive at primary and secondary levels.

### Directions

From our office in Battle High Street proceed in a northerly direction taking the first exit at the roundabout into Market Road. Proceed down and turn left into Abbey Way and then left again into Woodhams Close where the property will be found on the left hand side.  
What3Words:///roughness.apes.cheered

### THE ACCOMMODATION COMPRISES

Door to communal hallway with stairs to landing with private door to

### HALLWAY

9' 4" x 6' 1" (2.84m x 1.85m) with telephone entry system, large storage cupboard, electric storage heater. Glazed door leads to

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## RECEPTION ROOM

15' 9" x 12' 7" (4.80m x 3.84m) max with window to rear, electric storage heater, door to

## KITCHEN

11' 0" x 6' 5" (3.35m x 1.96m) with window to rear and fitted with a range of white base and wall mounted kitchen cabinets incorporating cupboards and drawers with slate effect working surfaces with integrated electric oven and grill with extractor over, stainless steel sink with mixer tap and drainer, space for fridge/freezer.

## BEDROOM 1

15' 0" x 8' 9" (4.57m x 2.67m) with window to front and fitted with a double wardrobe with sliding doors.

## BEDROOM 2

11' 6" x 6' 2" (3.51m x 1.88m) with window to front and fitted single cupboard.

## BATHROOM

9' 0" x 8' 7" (2.74m x 2.62m) fitted with a bath with shower attachment, vanity sink unit, wc, wall mounted light with shaver point, airing cupboard with immersion tank and shelving.

## OUTSIDE

## LEASE DETAILS

Lease with 111 years remaining  
Ground Rent - £200 per annum  
Maintenance - £180/£200 per month ?

## COUNCIL TAX

Rother District Council  
Band B - £2,141.06

**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.