

Campbell's Estate Agents
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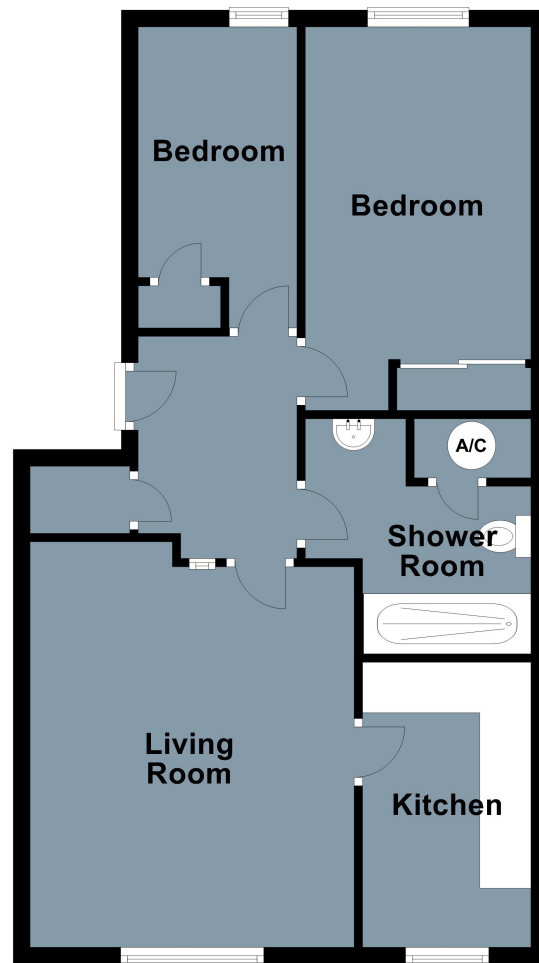
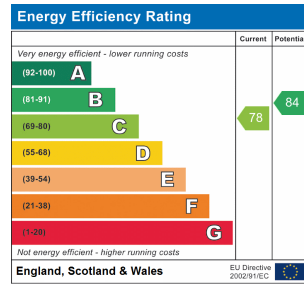
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Total area: approx. 58.4 sq. metres (628.8 sq. feet)
 For illustration purposes only - not to scale



10 Abbey Way, Battle, East Sussex TN33 0XD

£199,950 leasehold

An extremely well situated and beautifully presented first floor two bedroom purpose built flat that occupies a desirable location close to the town centre with wonderful rural views and both allocated and visitor parking.

First Floor Flat

2 Bedrooms

Allocated Parking

Rural Views

Description

Situated within a short stroll of the town centre whilst enjoying wonderful rural views, this two bedroom purpose built first floor flat is presented in excellent decorative order with the benefit of double glazing and electric heating. The flat has a large living/dining room that leads into the kitchen, both rooms enjoying the lovely rural views. There are two bedrooms and a good sized shower room with a large shower cubicle. The flat also benefits from an allocated parking space as well as visitor parking.

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 passing the car park and bear left into Abbey Way where the property will be found on the right hand side.

What3Words: ///charts.stole.bends

THE ACCOMMODATION IS APPROACHED VIA

A communal entrance with a communal staircase leading to a private entrance door to

RECEPTION HALL

7' 9" x 6' 2" (2.36m x 1.88m) with telephone entry and large storage cupboard with shelf. A glazed door leads into

LIVING/DINING ROOM

14' 8" x 12' 7" (4.47m x 3.84m) with window taking in far reaching rural views, programmable electric heater and glazed door to



KITCHEN

11' 0" x 6' 5" (3.35m x 1.96m) with window taking in views to the rear and fitted with a range of base and wall mounted high gloss kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances, a fitted low level oven and a large area of working surface incorporating a stainless steel sink unit with mixer tap and a 4 ring hob.



SHOWER ROOM

9' 1" x 8' 0" (2.77m x 2.44m) including a large storage cupboard with slatted shelves housing the water tank. There is a concealed cistern wc with shelf and mirror above, a wash hand basin with mirror and light above and a large tile enclosed shower with glazed sliding door.

BEDROOM 1

15' 0" x 8' 9" (4.57m x 2.67m) with window to front, sliding door wardrobe with hanging and shelving.



BEDROOM 2

11' 9" x 6' 2" (3.58m x 1.88m) with window to front, built in wardrobe with hanging and shelving.



OUTSIDE

To the rear of the development is an allocated parking space.

LEASE DETAILS

Length of Lease - 125 years from 29th September 1991.
Ground Rent - £104.20 per annum.
Maintenance - £1,187 per annum (2023)

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.