

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

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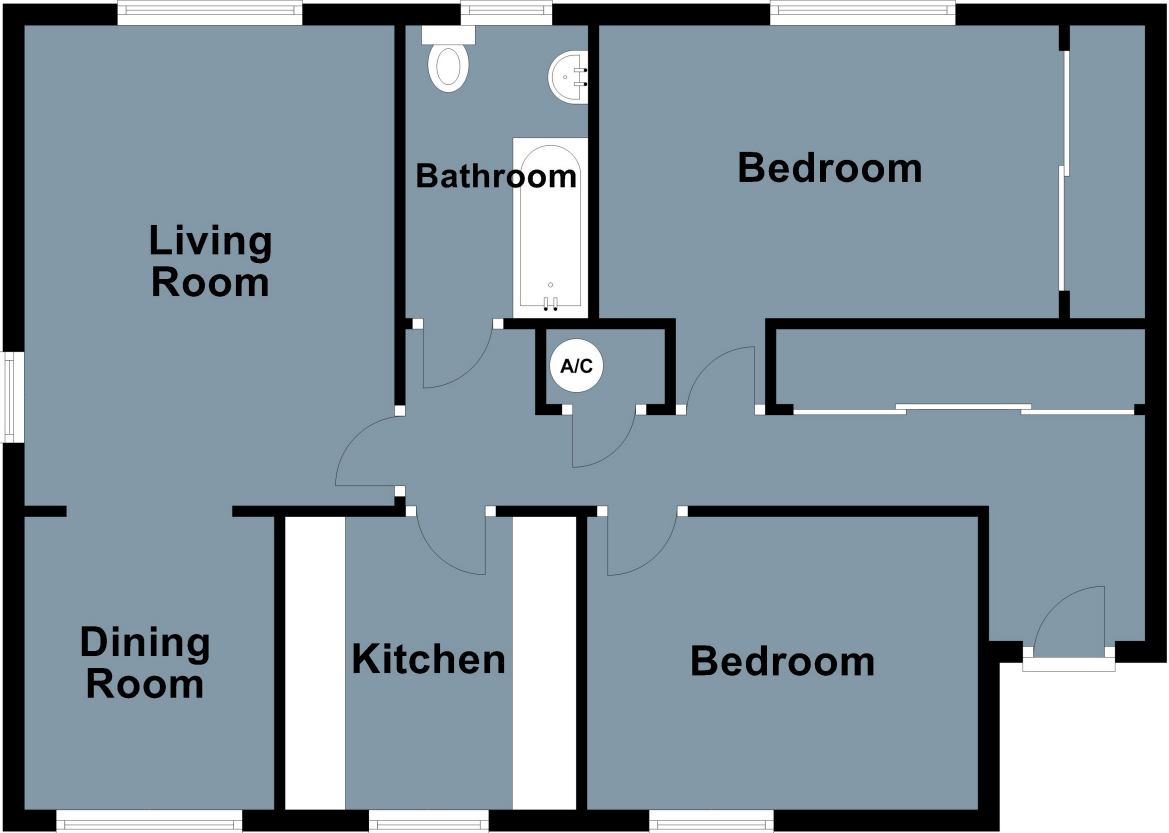
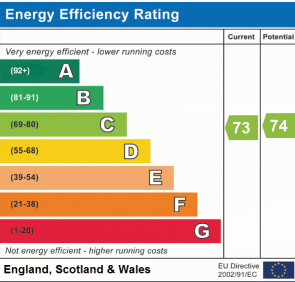
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Total area: approx. 73.7 sq. metres (793.3 sq. feet)
For illustration purposes only - not to scale



24 Market Road, Battle, East Sussex TN33 0XA

£265,000 leasehold

Bright & Airy First Floor Apartment for Over 55s with garage – Prime Town Centre Location

First Floor Flat 2 Bedrooms Over 55s Town Centre Location
Double Reception Room Shared Communal garden

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Description

Situated in a warden-managed development in the heart of this vibrant market town, this beautifully first floor apartment offers the perfect blend of convenience, comfort, and community. Designed exclusively for those aged 55 and over, this spacious two-bedroom home benefits from a stair lift rising to the first and a welcoming entrance hall with generous built-in storage, leading to two double bedrooms, one with built in wardrobes. There is a triple aspect sitting/dining room, kitchen/breakfast room and bathroom. The property further benefits from a single garage in a block. Enjoy all the benefits of low-maintenance, independent living with a friendly community atmosphere, just a short stroll from shops, cafés, and essential amenities. With excellent transport links nearby, including a mainline station with direct trains to London Charing Cross, this is an ideal choice for downsizers seeking comfort, security, and superb accessibility. Available chain free.

Directions

From our office in Battle High Street travel in a northerly direction, at the roundabout take the first exit into Market Road and then the next right where you will find the parking area. The property is accessed to the front of the development overlooking Market Square.

THE ACCOMMODATION

With approximate room dimensions, is approached via a communal entrance with entry phone system with staircase with stair lift leading to the first floor, lighting. Private composite door leading into the

L-SHAPED ENTRANCE HALL

3' 5" x 21' 11" (1.04m x 6.68m) up to extensive built in storage with triple sliding doors with open shelving housing the fuse box, loft hatch, airing cupboard with immersion tank, ceiling lighting, entry phone system, electric storage heater.

KITCHEN/BREAKFAST ROOM

9' 0" x 8' 10" (2.74m x 2.69m) Fitted with matching wall and base mounted units with a laminate work surface and one and a half bowl stainless steel sink with drainer and mixer tap, double glazed window, integral eye level oven, electric hob, integral fridge/freezer, space for washing machine, tiled surround, ceiling lighting, room for breakfast table.

SITTING ROOM

11' 7" x 14' 10" (3.53m x 4.52m) Enjoying a dual aspect with double glazed windows to the front and side, electric storage heater, feature fireplace and surround and ceiling lighting, archway leads to the



DINING AREA

9' 2" x 7' 8" (2.79m x 2.34m) With double glazed window to the rear, ceiling lighting, electric storage heater.

BEDROOM ONE

14' 0" x 8' 11" (4.27m x 2.72m) With double glazed window to front aspect, ceiling lighting and built in wardrobe with sliding doors.



BEDROOM TWO

8' 11" x 11' 11" (2.72m x 3.63m) With double glazed window to side aspect, ceiling lighting.



BATHROOM

8' 11" x 5' 6" (2.72m x 1.68m) Double glazed window to front aspect, fitted with a low level wc, pedestal wash basin with mixer tap, panelled bath with mixer tap and shower attachment, part tiled walls, ceiling lighting, electric heated towel rail.

GARAGE (No.6)

8' 10" x 17' 5" (2.69m x 5.31m) Located in a block with up-and-over door, lighting, eaves storage space.



LEASE DETAILS

A new 125 year lease will be assigned. Annual service charge £3,093.

COUNCIL TAX

Rother District Council
Band D - £2,628.87

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.