

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

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your local independent estate agent

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Flat 5, Tollgates House Tollgates, BATTLE, East Sussex TN33
0JA

£235,000

leasehold

A well presented second floor flat enjoying beautiful views with two bedrooms, vaulted reception room and within walking distance of Battle High Street and local amenities.

Second Floor Flat

2 Bedrooms

Vaulted Reception Room

Close to Battle High Street

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

Forming part of an impressive Victorian conversion this unique second floor flat enjoys beautiful views of the sea to the South Downs and the countryside surrounding Battle. The main living space is an impressive vaulted triple aspect room with an ornamental fireplace and taking in the views. The spacious kitchen is modern and integrated and the bathroom is well presented with a shower above the large bath and both bedrooms are doubles. The property is situated within level walking distance of Battle High Street which is well catered for day to day needs. There are a number of pubs, restaurants and local independent shops as well as a mainline station with regular services to London Charing Cross. The area is also well served for schools, both primary and secondary, comprehensive and private. Viewing is highly recommended.

Directions

From our office in Battle High Street proceed in a northerly direction taking the second exit at the roundabout into North Trade Road. Proceed along turning left before Claverham School into Tollgates and then left again into Hampden Close where the property will be seen on the left hand side.

What3Words:///flies.kidney.singers

THE ACCOMMODATION COMPRISES

An external staircase leading to the private front door through to a staircase giving access to a large landing with eaves storage cupboards, Velux to front.

RECEPTION ROOM

14' 11" x 13' 7" (4.55m x 4.14m) plus dormer window, a triple aspect room with views from every window, vaulted ceiling, feature wrought iron fireplace with decorative surround and slate hearth (not in use), recessed storage cupboards, tv and telephone points.



BATHROOM

9' 1" x 10' 0" (2.77m x 3.05m) with window to rear, recessed lighting, tiled walls, laminate flooring and fitted with a modern suite comprising a pedestal wash hand basin, wc, L shaped bath with shower over and a heated towel rail.



KITCHEN

11' 0" x 10' 7" (3.35m x 3.23m) with two window to rear with sea views and fitted with a range of base and wall mounted kitchen cabinets with space for washing machine and dishwasher. There is an integrated electric Bosch oven and 4 ring ceramic hob with extractor over, a stainless steel sink with mixer tap and drainer, tiled flooring and space for an American style fridge/freezer.

BEDROOM 1

14' 0" x 9' 8" (4.27m x 2.95m) max a double aspect room with windows to side and front, storage, tv point.



BEDROOM 2

20' 9" x 9' 9" (6.32m x 2.97m) max with recessed storage cupboard, window to rear enjoying far reaching views.



OUTSIDE

There is use of the communal garden.

LEASE DETAILS

A 999 year lease from 2022.
Ground Rent £25 per quarter.
Maintenance £50 per month.

COUNCIL TAX

Rother District Council
Band B - £1,851.08

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.