

Campbell's Estate Agents
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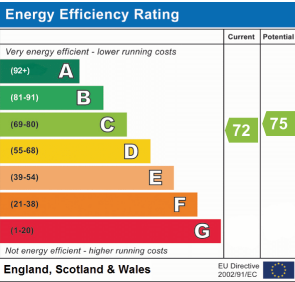
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2 Caldbec Court, Caldbec Hill, Battle TN33 0JU £299,950 leasehold share of freehold

A conveniently situated two bedroom ground floor flat with stunning rural views and located within a short distance of the Town Centre with the benefit of residents parking and single garage. Share of Freehold. Chain Free.

- | | | | |
|-------------------|---------------|----------------------|-------------------|
| Ground Floor Flat | 2 Bedrooms | Town Centre Location | Single Garage |
| Stunning Views | Private Patio | Chain Free | Share of Freehold |



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Description

A particularly well situated two bedroom ground floor purpose built flat that is set within just a short walk of the historic High Street. Inside the accommodation is well maintained and benefits from double glazing and gas central heating. The living room and main bedroom open out onto a private patio and take in stunning views over the communal grounds to open countryside. There is a white bathroom suite and a well fitted kitchen with ample storage as well as the benefit of a separate wc. Outside the property benefits from residents parking with a single garage and outside storage cupboard. The communal gardens are a real feature of the property, being well maintained, and from the rear enjoying stunning views towards Battle Great Woods.

Directions

THE ACCOMMODATION

With approximate room dimensions is approached via a communal entrance to PRIVATE DOOR to

L-SHAPED ENTRANCE HALL

With telephone entry.

WC

With obscured window to front, part tiled and fitted with a close coupled wc and corner wash hand basin.

KITCHEN

12' 5" x 9' 1" (3.78m x 2.77m) With window to front and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances. There is a large area of working surface incorporating a stainless steel sink with mixer tap and drainer, concealed wall mounted boiler, glazed screen through to the hallway.

LIVING ROOM/DINING ROOM

16' 0" x 12' 2" (4.88m x 3.71m) With window and glazed door onto block paved patio, dual aspect room with stunning views.



BEDROOM

12' 2" x 12' 0" (3.71m x 3.66m) Window and glazed door taking in views over the communal grounds and beyond, double wardrobe cupboard with overhead storage.



BEDROOM

11' 3" x 10' 0" (3.43m x 3.05m) A double aspect room with double wardrobe cupboard.

BATHROOM

6' 6" x 5' 10" (1.98m x 1.78m) With obscured window to side, fitted with a white panelled bath with shower over, medicine cabinet, pedestal wash hand basin, low level wc and shaver point.

OUTSIDE

The property is approached over a private driveway to an area of parking in front of the apartments with access to the garage.

SINGLE GARAGE

16' 7" x 9' 1" (5.05m x 2.77m) Second one in from the right hand side. Up-and-over door. Outside storage cupboard with shelving. Bin storage area.

REAR GARDEN

To the rear a private patio takes in the stunning views over the communal gardens and beyond onto Battle Great Woods.

COUNCIL TAX

Rother District Council
Band C - £2,336.76

LEASE DETAILS



999 years from 1963
share of freehold

Maintenance
approximately £2450 per annum

Roof Fund
£100 per annum

Note: We are advised the properties cannot be sub-let.

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.