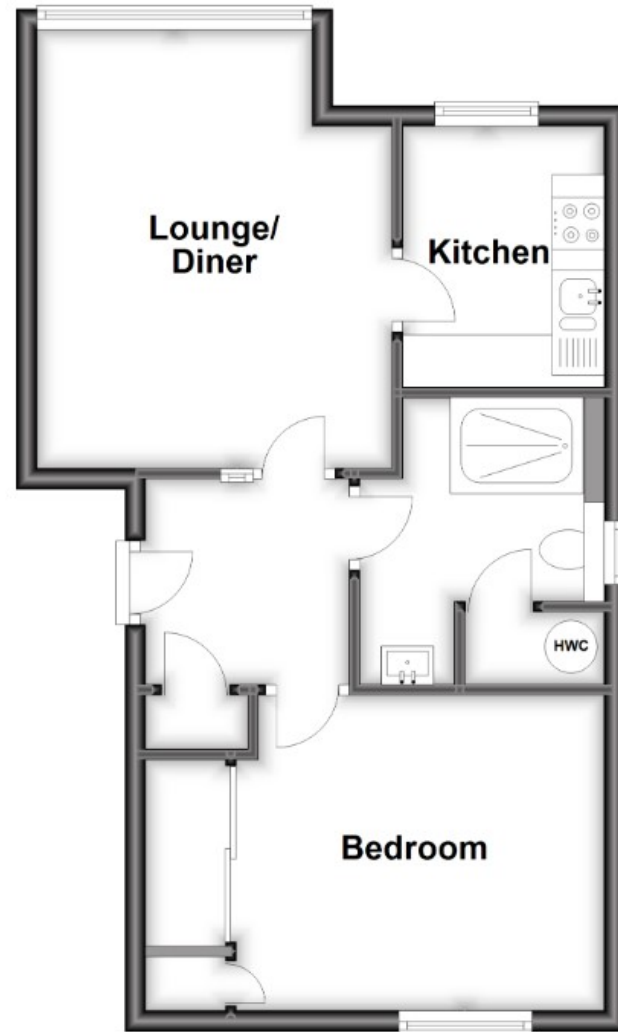


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

First Floor
 Approx. 43.0 sq. metres (463.0 sq. feet)



22 Woodhams Close, Battle, East Sussex TN33 0XE

£185,000 leasehold

A well presented one bedroom first floor flat located in a quiet location close to Battle High Street and mainline station with an allocated parking space.

First Floor Flat

1 Bedroom

Parking Space

Tucked Away Location

Close to High Street

Viewing Highly Recommended

Description

22 Woodhams Close occupies the first floor of this purpose built block which is set in a quiet and tucked away location yet just off of Battle High Street. The flat is considered to be well presented and has a large reception room, fitted kitchen, generous bathroom and the bedroom, which is a comfortable double, has a wall of fitted wardrobes. The property also has the benefit of an allocated parking space. Situated just off the High Street which is very well served for day to day amenities to include doctors, dentist, variety of independently owned shops as well as a Jempsons Supermarket and plenty of pubs and restaurants. Battle mainline station is a short walk away with services to London Charing Cross and to the coast at St Leonards. The area is generally very well served for schooling, both comprehensive and private at secondary and primary levels and the area has many sites of historical interest as well as recreational facilities. Viewing highly recommended.

Directions

From our office in Battle High Street proceed in a northerly direction taking the first exit at the roundabout into Market Road and proceed down turning left into Abbey Way and then left again into Woodhams Close where the property will be found along on the left hand side.

COMMUNAL HALLWAY

Stairs to first floor landing, private door into

HALLWAY

6' 5" x 5' 8" (1.96m x 1.73m) Laminate flooring, doors into all the principle rooms and large cupboard housing electrics.

RECEPTION ROOM

17' 2" x 11' 1" (5.23m x 3.38m) max, window to the rear of the property, laminate flooring, radiator, television aerial point.

KITCHEN

11' 1" x 6' 7" (3.38m x 2.01m) Window to the rear of the property, variety of wall and base mounted units incorporating cupboards and drawers with granite effect work surfaces and tiled splash back surround, one and a half bowl sink drainer unit with mixer tap, integrated electric oven with four ring electric hob over, space and plumbing for washing machine, multiple power points, space for American style fridge/freezer.

BEDROOM

11' 7" x 10' 0" (3.53m x 3.05m) Window to the front of the property, fitted wardrobes with mirror sliding doors.



BATHROOM

9' 0" x 7' 5" (2.74m x 2.26m) max, window to the side of the property, double shower unit, WC, wall mounted vanity unit incorporating basin with drawers under, heated towel rail, partially tiled walls, tiled floor, shelved airing cupboard housing new hot water tank.



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.