



## 9 Marley Gardens, Battle, East Sussex. TN33 0DJ.

**£189,950 leasehold**

A spacious two bedroom ground floor flat situated in a quiet location close to Battle High Street and the mainline station.

### Description

Situated in a quiet cul-de-sac just a short distance from Battle town centre is this surprisingly bright and spacious ground floor flat which enjoys generous room sizes and ample storage. The large living room is centered around an attractive electric fire and the kitchen has ample cupboard space with spaces for appliances. The bedrooms are both generous doubles and have built in cupboards and the second bedroom is currently being used as a dining room. The property benefits from use of the communal courtyard garden area. The location is just a short walk from the mainline station with regular services to London Charing Cross and the coast at Hastings, and the High Street which enjoys a number of independent shops, Jempsons and Co-Op supermarkets, a doctors surgery, dentist and many recreational facilities and sites of historical interest.

This property is thought to be ideal as a first time purchase, a buy to let investment or for those looking for a dwelling on one level.

### Directions

From our office in Battle High Street proceed in a southerly direction turning left at the mini roundabout into Marley Land. Proceed along and over the railway line and after a short distance turn left into Marley Gardens and bear round to the right where the property will be found along on the left hand side just after Coronation Gardens.

What3Words:///gathering.chins.renamed

### THE ACCOMMODATION COMPRISES

#### COMMUNAL ENTRANCE

with private part glazed entrance door leading to

#### ENTRANCE HALL

with radiator and storage cupboard.

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## LIVING ROOM

16' 0" x 18' 10" (4.88m x 5.74m) a double aspect room with windows to front and side, centered around an electric fire with decorative surround, wooden mantel, marble effect hearth and inset.

## KITCHEN

8' 10" x 8' 6" (2.69m x 2.59m) with window to side, laminate flooring and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with granite effect working surface incorporating a stainless steel sink with mixer tap. Spaces for cooker and fridge and space and plumbing for washing machine. Radiator.

## BEDROOM 1

12' 2" x 9' 3" (3.71m x 2.82m) with window to front, shelved airing cupboard.

## BEDROOM 2

12' 2" x 8' 1" (3.71m x 2.46m) with window to side, large storage cupboard, currently used as a dining room.

## BATHROOM

6' 10" x 5' 0" (2.08m x 1.52m) with window to communal entrance hall, part tiled walls and fitted with a bath with shower over, pedestal wash hand basin, wc, radiator.

## STORE ROOM

6' 7" x 5' 9" (2.01m x 1.75m) max with light.

## OUTSIDE

There is a private bin enclosure and a communal courtyard.

## LEASE DETAILS

Lease Term - 125 years from 2003  
Ground Rent - £10 per annum.  
Service Charge - £54 per calendar month.

**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.