



11 East View Terrace, Sedlescombe, East Sussex. TN33 0PY.

£175,000 leasehold

A charming one bedroom first floor flat in a village location in need of modernisation. No onward chain.

Description

Situated on a quiet country lane on the edge of the popular village of Sedlescombe, this spacious first floor flat is now in need of some general modernisation. A spacious hallway gives access to all the rooms, which are of a generous size. The reception room enjoys a double aspect, the bedroom is a comfortable double with fitted wardrobes, both the kitchen and the bathroom are of a good size with additional cupboard accessed from the communal landing providing valuable storage. The property is situated a short distance from the centre of the village which has a traditional public house, post office and village shop and highly regarded hotel/restaurant. There is also a doctors surgery within walking distance. Nearby Battle has a more comprehensive range of amenities including independent shops, bars and restaurant and a mainline railway station with regular services to London Charing Cross. The property is offered to the market with no onward chain and early viewing is advised.

Directions

From the village green proceed up Brede Lane passing the Queens Head and the doctors surgery to the top of the hill and Number 11 is on the corner of the second turning on the right.

THE ACCOMMODATION

Is approached via communal entrance door to COMMUNAL ENTRANCE HALL with staircase to landing, private door into

SPACIOUS ENTRANCE HALL

Two large storage cupboards and door into

KITCHEN

10' 6" x 7' 1" (3.20m x 2.16m) Double aspect room with windows to side and rear, variety of wall and base units with wood effect work surfaces, spacious for washing machine, fridge and cooker, partially tiled walls.

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LOUNGE

12' 7" x 11' 3" (3.84m x 3.43m) Double aspect room with windows to the side and front of the property, television aerial point, electric storage heater.



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.

BEDROOM

14' 8" x 8' 4" (4.47m x 2.54m) Fitted wardrobes, window to the side of the property, storage heater.

BATHROOM

Window to landing, panelled bath with shower attachment, tiled splash back, wall mounted basin, WC.

SHELVED CUPBOARD

Accessed from communal landing, window to the rear of the property.

LEASE DETAILS

89 Years Left
Ground Rent £10 per annum
Maintenance (including insurance) £89 per month

COUNCIL TAX

Rother District Council
Band A - £1,628.66