



26 Woodhams Close, Battle, East Sussex. TN33 0XE. **sale agreed £225,000 leasehold**

A surprisingly spacious two bedroom ground floor flat with parking and private garden all set just moments from Battle High Street.

Description

No 26 is a well presented and spacious ground floor flat. On entering the property one is welcomed by a spacious entrance hall with a large storage cupboard. The generous living room has French doors leading out to a private rear garden which is terraced with a large patio area and a gated rear access. The kitchen is fitted with modern Shaker style units and the bedrooms, one double and one single, have fitted wardrobes. The property is situated just off Battle High Street which is very well served for day to day amenities including a doctors surgery, dentists, post office, independently owned shops and restaurants and a mainline station with regular services to London Charing Cross.

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.

THE ACCOMMODATION COMPRISES

A communal entrance door opening into communal entrance hall with doors leading to inner hallway shared with neighbouring property. A private door leads to

SPACIOUS HALLWAY

9' 2" x 6' 1" (2.79m x 1.85m) with storage heater, storage cupboard, telephone entry system, laminate flooring and door to

LIVING ROOM

15' 8" x 12' 7" (4.78m x 3.84m) max with French doors leading out to the private garden, laminate flooring, tv point, telephone point, storage heater. Door to

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KITCHEN

10' 11" x 6' 4" (3.33m x 1.93m) with window to side and fitted with a range of base and wall mounted shaker style kitchen cabinets incorporating cupboards and drawers, an electric oven and grill and a wood effect working surface incorporating a stainless steel sink with mixer tap, 4 ring ceramic hob with extractor hood over, space for washing machine, tumble dryer and fridge/freezer.

BEDROOM 1

14' 10" x 8' 8" (4.52m x 2.64m) with window to front, storage heater, laminate flooring, double mirror fronted wardrobes.

BEDROOM 2

11' 5" x 6' 1" (3.48m x 1.85m) with window to front, single fitted wardrobe, laminate flooring and storage heater.

BATHROOM

9' 0" x 8' 6" (2.74m x 2.59m) with recessed lighting, large partially shelved cupboard with water tank and immersion cylinder, bath with chrome tap and shower attachment over, wc, vanity sink unit, wall mounted mirror, heated radiator.

OUTSIDE

To the front of the property there is an allocated parking space. To the rear is a private garden with a paved patio area and central steps leading up to the top of the garden which is fence enclosed and terraced with retaining sleeper walls.

LEASE DETAILS

Lease with 89 years remaining.
 Maintenance - TBC
 Ground Rent - TBC

COUNCIL TAX

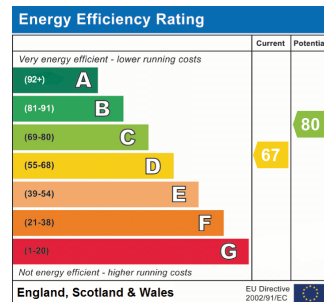
Rother District Council
 Band B - £1851

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.



Energy Efficiency Rating (EER) is a measure of the energy efficiency of a building. It is based on the energy performance of the building's heating, ventilation, air conditioning and hot water systems. The EER is expressed as a letter grade from A to G, with A being the most energy efficient and G being the least. The EER is calculated based on the building's energy consumption and the energy efficiency of its systems. The EER is a key factor in determining the energy efficiency of a building and is used to compare buildings with each other. The EER is also used to determine the energy efficiency of a building's heating, ventilation, air conditioning and hot water systems. The EER is a key factor in determining the energy efficiency of a building and is used to compare buildings with each other.