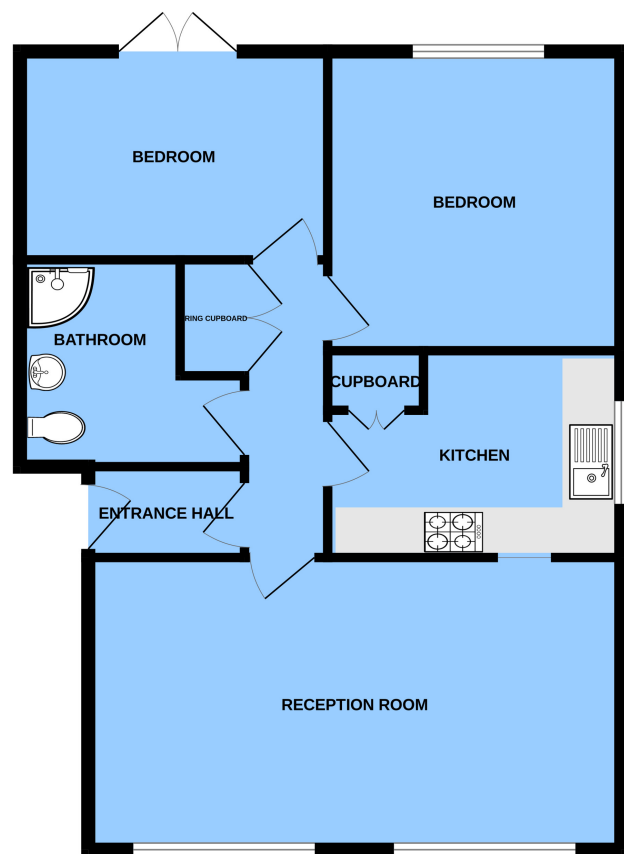


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12/2023



**6 Glengorse Court, Glengorse, Battle, East Sussex TN33 0TX** **guide price £300,000 - £325,000**  
**share of freehold**

**PRICE GUIDE: £300,000 - £325,000** An immaculately presented and spacious ground floor flat close to the centre of Battle with two double bedrooms, a large reception room, modern kitchen and bathroom benefiting from attractive communal gardens and a garage. Viewing highly recommended.

- Ground Floor Apartment
- Private Patio
- Two Double Bedrooms
- Garage En-Bloc
- Modern Kitchen and Bathroom
- Communal Garden
- Spacious Reception Room
- Close to High Street and Station

## Description

Occupying part of the ground floor of this attractive purpose built development, Glengorse Court enjoys a pleasant outlook on one of Battle's preferred roads. The property is within walking distance of a mainline railway station and High Street. The flat itself is immaculately presented and enjoys bright elegantly proportioned rooms with modern fixtures and fittings. The main reception room is particularly bright and serves as both sitting room and dining room. The bedrooms are both doubles, one of which enjoys french doors out to a small private patio to the rear of the building. The property also has the benefit of a garage en-bloc and off-street parking. Battle is well served with independent shops catering for day to day needs as well as a Tesco Express, Co-op and Jempons Supermarket. The area is well served for schooling, both in the private and public sector and the mainline station offers service to London Charing Cross in just over an hour as well as the coast at St Leonards.

## Directions

From the High Street, proceed south to the mini roundabout, turning right at the Chequers Public House into Lower Lake. Continue over the second mini roundabout, passing Station Road on the left and Tesco Express on your right, continue around the bend and Glengorse will be found on the right hand side. Proceed for a short distance where the property will be found on the left hand side.

W3W: ///posting.improvise.plums

## THE ACCOMMODATION

With approximate dimensions is approached via communal entrance door into a communal hallway which gives access to the front door into

## ENTRANCE HALL

Further opening into

## INNER HALLWAY

11' 6" (3.51m) in length with radiator, large storage cupboard.

## KITCHEN

12' 3" x 8' 5" (3.73m x 2.57m) Window to the rear of the property, a variety of wall and base mounted units incorporating cupboards and drawers in a Shaker style with wooden effect work surfaces and a ceramic sink drainer unit with mixer tap, integrated Bosch electric oven, four ring ceramic hob with brushed aluminium splash back and extractor hood over, there is a serving hatch into the reception room, space for washing machine, dishwasher, wall mounted Ideal boiler and space for American style fridge/freezer, tiled flooring.

## RECEPTION ROOM

22' 5" x 12' 1" (6.83m x 3.68m) An elegant room with two large windows with aspect to the front of the property, two large radiators, recessed lighting to ceiling, television aerial point and telephone point.

## BEDROOM ONE

12' 4" x 12' 2" (3.76m x 3.71m) Large window with aspect to the rear of the property, radiator, space for wardrobes.



## BEDROOM TWO

12' 11" x 9' 0" (3.94m x 2.74m) French doors which give access out onto a paved patio area enjoying pleasant views over the communal gardens to the rear, telephone point, radiator.



## SHOWER ROOM

8' 10" x 7' 6" (2.69m x 2.29m) WC, vanity unit incorporating sink with cupboards under, large double shower unit with chrome fittings, partly tiled walls, radiator.



## OUTSIDE

The property enjoys communal gardens but also enjoys its own private patio leading off of bedroom 2.



## GARAGE

In nearby block, off-street parking.

## LEASE DETAILS

Share of freehold  
999 years from 1st May 2008  
Maintenance: £625 half yearly

## COUNCIL TAX

Rother District Council  
Band C £2115.5 (2023/24)

**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.