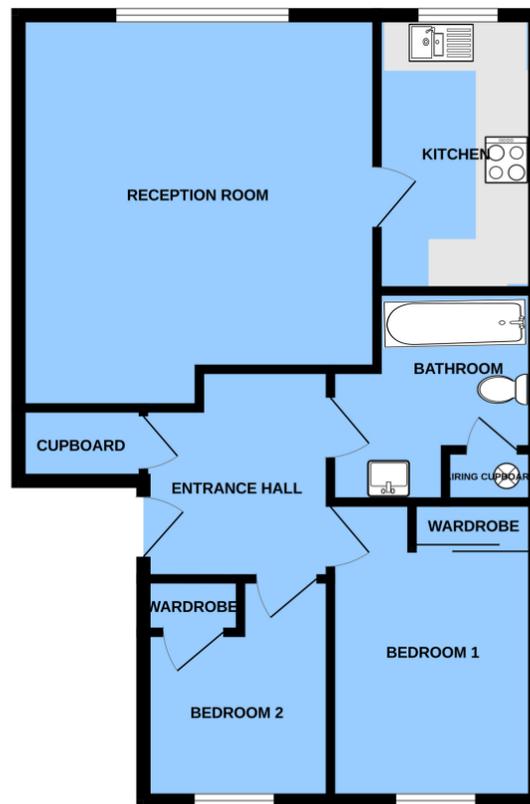


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Metrepro 5/2025



16 Woodhams Close, Battle, East Sussex TN33 0XE

£199,995 leasehold

A modern well presented purpose built flat in a central town location with two bedrooms, allocated parking and no chain.

Purpose Built Flat

2 Bedrooms

First Floor

Allocated Parking

Town Centre Location

Chain Free

Description

16 Woodhams Close is a surprisingly spacious and well presented two bedroom first floor flat. A spacious entrance hall gives access to all the principle rooms. The kitchen has recently be refitted with modern units and integrated appliances as has the bathroom which also features a modern suite. Both the bedrooms offer fitted wardrobes, one being a double and one a generous single. The reception room is big enough to sit and dine in and the property is well served for storage cupboards. The property is situated in a tucked away location, just a short distance from Battle High Street which is very well served for day to day amenities including doctors, dentist, vets, Jempsons local supermarket as well as a mainline station with services to London Charing Cross. The property is offered to the market with no onward chain.

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

Is approached via communal entrance door into hallway with staircase to first floor landing and private door into

HALLWAY

9' 6" x 6' 2" (2.90m x 1.88m) Doors into all rooms, storage heater, telephone entry system and large cupboard.



RECEPTION ROOM

15' 9" x 12' 7" (4.80m x 3.84m) max, Window to the rear of the property, storage heater, television aerial point, door into



KITCHEN

11' 0" x 6' 5" (3.35m x 1.96m) Window to the rear of the property, newly fitted kitchen with a variety of wall and base mounted units incorporating cupboards and drawers with stone effect work surfaces, one and a half bowl sink with drainer unit, space and plumbing for washing machine and American style fridge/freezer, integrated AEG electric oven and grill with four ring ceramic hob with extractor hood.

BATHROOM

8' 11" x 8' 6" (2.72m x 2.59m) max, bath with amazon shower head over, wc, vanity unit incorporating wash basin with cupboards under, electric mirror, large airing cupboard, partially shelved and housing water tank. partly tiled walls and tiled floor.

BEDROOM 1

12' 7" x 8' 8" (3.84m x 2.64m) Window to the front of the property, fitted double wardrobe.



BEDROOM 2

9' 4" x 6' 2" (2.84m x 1.88m) Single fitted wardrobe, window to the front.

LEASE DETAILS

Length of Lease 99 years from 1999
Service Charge £2100 per annum to be verified.

COUNCIL TAX

Rother District Council
Band B - £2,044.68

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.