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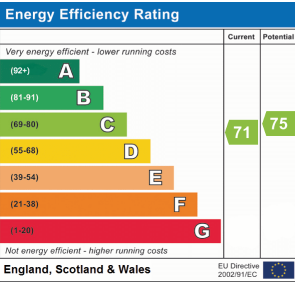
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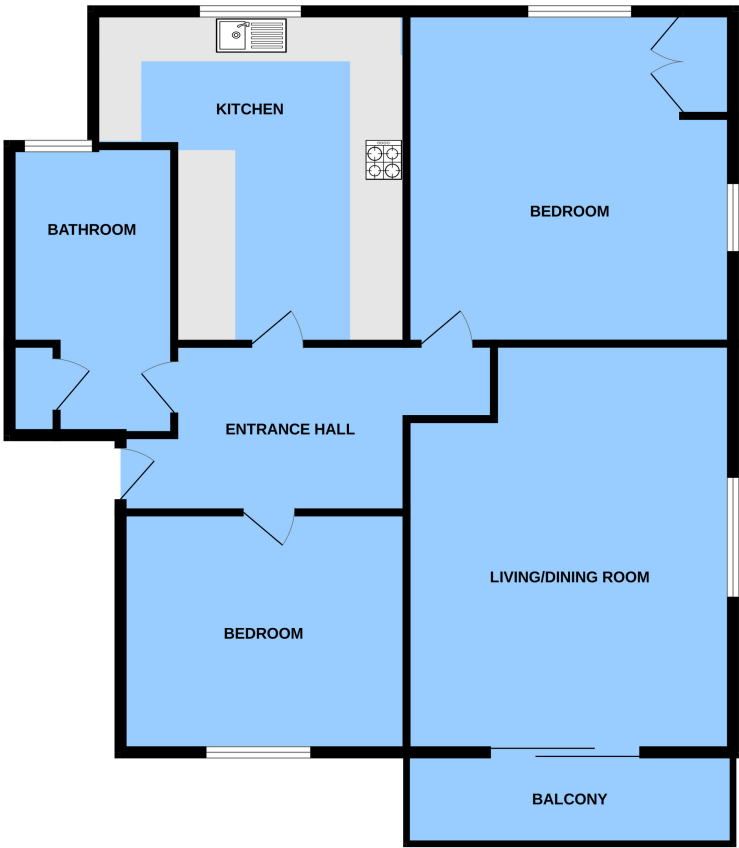
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GROUND FLOOR



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 MemoPro 12/2025



Flat 4 Woodview House Battle Gates, Battle, East Sussex
TN33 0JD

£229,950

leasehold share of freehold

A very well presented bright two double bedroom first floor flat occupying a quiet cul de sac location within level walking distance of Battle High Street and with a rural outlook to the rear. Viewing highly recommended.

First Floor Flat
Close to Battle High Street

2 Bedrooms

Spacious Accommodation Communal Grounds

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Description

Situated in an attractive and well maintained purpose built block, this surprisingly spacious first floor apartment offers generous room sizes, all enjoying an abundance of natural light and to the rear delightful rural views. The main reception room enjoys a double aspect with a balcony which faces south. Both bedrooms are doubles with the larger of the two enjoying a double aspect with pleasant views to the rear over the Beech estate. The bedrooms are served by a well presented bathroom. The kitchen is a particular feature of the property, recently refitted, of a Shaker style and is fully integrated with modern appliances and again enjoys a pleasant aspect to the rear. Residents have the use of the beautifully maintained gardens to the front and rear and the flat has access to a shared garage/storage space.

Woodview House is situated at the bottom of a quiet cul de sac that is within level walking distance of Battle High Street which has a wide range of local amenities to include doctors, dentist, veterinary practice, a number of independently owned shops, pubs and restaurants as well as Jempsons Local Supermarket. Battle has a mainline station with services into London Charing Cross and to Hastings and St Leonards to the south. Battle is very well served for schooling both comprehensive and private at primary and secondary levels and the property is just a short walk of the highly regarded Claverham Community College. Generally the area is very well served for sites of historic interest and is predominantly an area of Outstanding Natural Beauty and offers recreational facilities such as Sedlescombe Golf & Country Club.

Directions

From our office in Battle High Street proceed in a northerly direction taking the second exit at the roundabout onto North Trade Road. Continue along for approximately 1/2 mile turning right into Battle Gates then second right where Woodview will be found at the far end on the left hand side.

What3Words: ///crimson.consented.officials

THE ACCOMMODATION

with approximate room dimensions is approached via a communal entrance door into the communal hall with stairs rising to the first floor landing. A personal front door leads to

SPACIOUS ENTRANCE HALL

11' 8" x 6' 5" (3.56m x 1.96m) with radiator, large cupboard and private access to a large loft space offering storage.



KITCHEN

10' 8" x 10' 7" (3.25m x 3.23m) max with window to rear overlooking woodland and newly fitted with a range of base and wall mounted kitchen cabinets in Shaker style incorporating cupboards and drawers and wood effect areas of working surface with a 1 1/2 bowl sink unit with mixer tap and drainer, 4 ring induction Zanussi hob and integral electric oven and grill, integral fridge/freezer, washing machine, dishwasher and space for tumble dryer.

LIVING ROOM

12' 7" x 16' 11" (3.84m x 5.16m) max, a double aspect room with views to the front and side, French doors with fitted pleated blinds, opening to the balcony, two radiators.



BEDROOM 1

12' 5" x 10' 8" (3.78m x 3.25m) a double aspect room with views to the side and rear, fitted double wardrobes, radiator.



BEDROOM 2

10' 6" x 9' 11" (3.20m x 3.02m) with window to front, radiator.



BATHROOM

10' 3" x 5' 8" (3.12m x 1.73m) with window to rear, tiled floor and walls and fitted with a pedestal wash hand basin, low level wc, horseshoe bath with shower over, airing cupboard, heated towel rail.

OUTSIDE

To the front a central pathway leads to the communal entrance door flanked by two areas of lawn with established flowerbeds boasting an array of plants, shrubs and specimen trees. A driveway leads round to the side and gives access to the garage/storage. To the rear there is a further area of communal garden.

SHARED GARAGE/STORAGE

Located below the flats with remote controlled up-and-over door and light. In addition each flat has a private lock-up to the rear of the garage as well as a courtesy door into the communal hallway. Please ask agent for more details.

LEASE DETAILS

The property has a share of Freehold.
Lease for 999 years from 1976.
Maintenance and Insurance is payable as a quarter share of all outgoings as and when occurring.

COUNCIL TAX

Rother District Council
Band C - £2,336.76

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.