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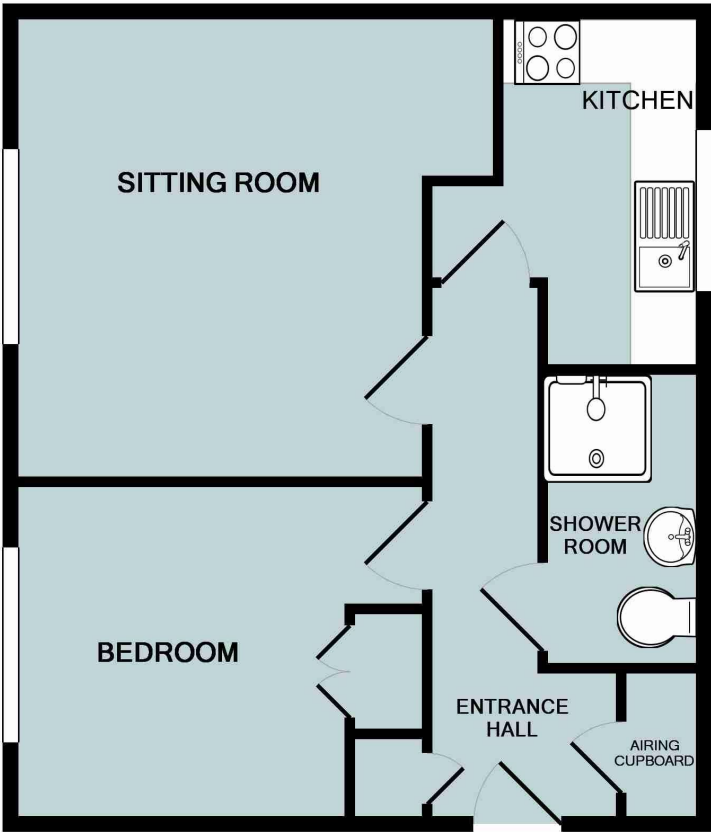
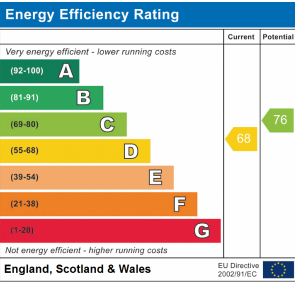
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TOTAL APPROX. FLOOR AREA 540 SQ.FT. (50.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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18 Abbey Court, St Martins Way, Battle, East Sussex TN33 0TZ £145,000 leasehold

Set within moments of Battle High Street is this beautifully presented one bedroom ground floor retirement flat for those aged 55 years and above with an area of enclosed courtyard to the front and direct garden access from the living room.

Retirement Flat  
Courtyard and Garden

Ground Floor  
Close to High Street

One Bedroom  
Electric Heating

Modern Kitchen  
Double Glazing



## Description

Set within this popular retirement development for those aged 55 years and above is this purpose built one bedroom ground floor flat. The flat is located just a short stroll from the High Street and enjoys its own area of enclosed courtyard.

Inside the flat has been modernised and upgraded with new electric heating, UPVC double glazing, a re-fitted kitchen and shower room with laminate floors and carpet in the bedroom. Flats at Abbey Court enjoy the benefit of a communal laundry room and garden.

Battle High Street is just a moments walk with many shops, supermarkets and restaurants, doctors surgery and Post Office. The mainline station to London and south to Hastings is a little further away on the outskirts of the the Town Centre.

## Directions

From our office in Battle High Street proceed on foot in a northerly direction turning right at the butchers into Abbey Court and proceed to where the entrance to the property will be found on the left hand side next to the Chiropodist.

## THE ACCOMMODATION

with approximate room dimensions is approached via a gated entrance to a wall enclosed courtyard patio garden. A covered porch with panelled and glazed door leads to:

## RECEPTION HALL

With coving, electric heater, storage cupboard and separate cupboard with hanging and shelving.

## LIVING ROOM

14' 3" x 13' 9" (4.34m x 4.19m) With window and double doors to a rear area of garden, coving, laminate flooring, electric radiator.



## KITCHEN

11' 4" x 8' 1" (3.45m x 2.46m) With window to the front, laminate flooring, coving and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces for appliances and a large area of working surface incorporating a stainless steel sink with mixer tap and drainer. Four ring electric ceramic hob with extractor fan above and fitted stainless steel oven.

## BEDROOM

12' 6" x 10' 4" (3.81m x 3.15m) With window overlooking the garden, coving, built-in double wardrobe cupboard and electric heater.



## SHOWER ROOM

With laminate flooring, coving and fitted with a shower cubicle, fitted vanity sink unit and wc with concealed cistern and cupboards to the side. Extractor fan and heated towel rail.



## OUTSIDE

The property enjoys a communal gated enclosed courtyard to the front and an area of garden to the rear.



## LEASE DETAILS:

Lease 99 years from June 1986  
Ground Rent: TBC  
Maintenance: TBC

**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.