



1 Sunny Rise, Battle, East Sussex. TN33 0GF.

£225,000 freehold

A well presented one bedroom terrace property occupying a convenient location, close to the town centre, with allocated parking and offered with no onward chain.

Description

1 Sunny Rise is a modern mid-terrace property that presents attractive red brick elevations with decorative masonry and mullioned windows which give the property a characterful appearance. Internally the property enjoys a kitchen/living area which has a double aspect and is fitted with a Shaker style kitchen with integrated appliances. To the first floor there is a large double bedroom which also enjoys a double aspect, generous ceiling heights and an en-suite bathroom. Externally the property benefits from an allocated parking space to the rear and a small area of garden to the front.

The property is situated close to Battle with its picturesque High Street and Abbey. The town is well served for independently owned shops, pubs and restaurants, as well as doctors, dentist and vets. There is a mainline station with services to London Charing Cross and the coast at Hastings and St Leonards. The area is generally well served for recreational facilities as well as schooling, both comprehensive and private, at primary and secondary school levels. The property is offered to the market with no onward chain and viewing is highly recommended.

Directions

Travelling north on the North Trade Road, Sunny Rise will be found shortly past Claverham Community College on the right hand side and the property is the first one on the left.
What3Words: ///mavericks.orbit.hampers

THE ACCOMMODATION

Is approached via partially covered entrance porch, door into

ENTRANCE HALL

Laminate flooring, turned staircase giving access to first floor, radiator, door into

CLOAKROOM

Pedestal wash basin, low level wc, plumbing for washing machine, partly tiled walls, tiled flooring, radiator.

KITCHEN/RECEPTION ROOM

13' 8" x 11' 9" (4.17m x 3.58m) A double aspect room with windows to the front and side. The kitchen area consists of Shaker style units, a variety of wall and base units incorporating cupboards and drawers, stainless steel sink drainer unit with mixer tap, granite effect work surfaces, four ring gas hob with extractor hood over, electric oven under, laminate flooring, television aerial point, recessed lighting to ceiling.

From the hallway, staircase gives access to the first floor.

BEDROOM

18' 5" x 13' 10" (5.61m x 4.22m) max, an L-shaped room, double aspect with windows to the front and side, loft hatch, door into

EN-SUITE

9' 0" x 5' 10" (2.74m x 1.78m) Window to side, wc, pedestal wash basin, close panelled bath with shower attachment over, tiled walls, tiled floor, heated towel rail, recessed lighting to ceiling.

NOTE

There is a communal maintenance charge for the upkeep of the grounds of £380 per annum.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C	77	
(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