

Campbell's Estate Agents
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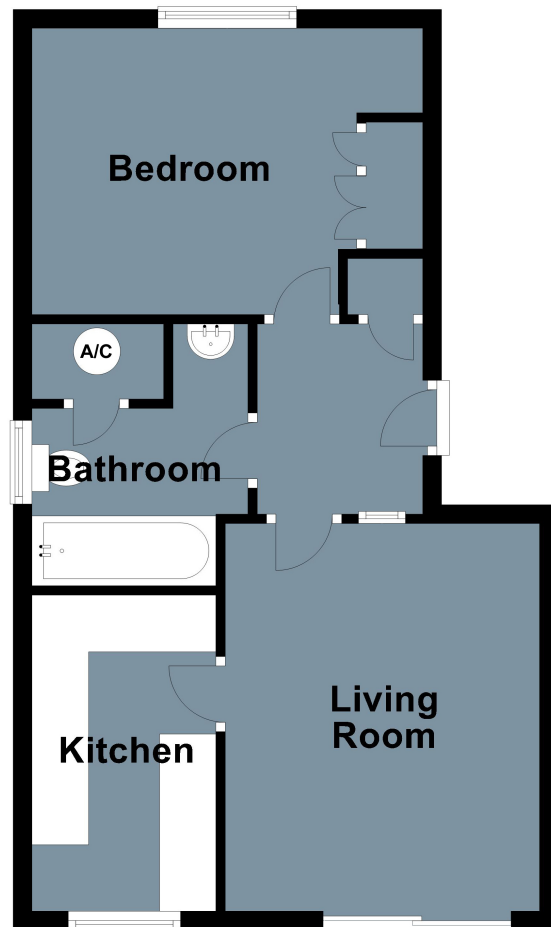
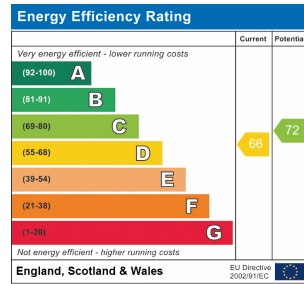
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Total area: approx. 44.3 sq. metres (476.6 sq. feet)
 For illustration purposes only - not to scale



20 Woodhams Close, Battle, East Sussex TN33 0XE

£195,000 leasehold

A very well presented ground floor one bedroom flat with garden and parking all located within a short walk of Battle High Street. No onwards chain.

Ground Floor Flat

One Bedroom

Popular Location

Chain Free

www.the-londonoffice.co.uk
 40 ST JAMES'S PLACE SW1

The Property Ombudsman

rightmove.co.uk
 The UK's number one property website

OnTheMarket.com

Description

An opportunity to acquire this deceptively spacious one bedroom ground floor flat. On entering the property you are welcomed by a spacious entrance hall with a large storage cupboard. There is a well presented fitted kitchen with a large reception room which has sliding doors leading out to a private rear garden. The bedroom is a generous double with fitted wardrobes and is located opposite the modern bathroom.

To the rear the garden has an area of decking and lawn and provides a good level of privacy with established shrubs and bushes and to the front is an allocated parking space.

The property is located in a tucked away location just a short walk from Battle High Street which enjoys day to day amenities, a doctors surgery, dentist, library, 2 supermarkets and a variety of independently owned shops, pubs and restaurants. Battle also has a mainline station with regular services to London Charing Cross and the coast as well as several bus routes. No onwards 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.

What3Words:///claw.fruity.deeper

THE ACCOMMODATION COMPRISES

Communal entrance door to communal entrance porch giving access to a private door to

SPACIOUS ENTRANCE HALL

6' 9" x 5' 9" (2.06m x 1.75m) with large storage cupboard, laminate flooring and storage heater.



LIVING ROOM

13' 6" x 10' 11" (4.11m x 3.33m) with a sliding door to the rear garden, laminate flooring, tv point. A further door leads to



KITCHEN

11' 1" x 6' 5" (3.38m x 1.96m) with window to rear and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with a wood effect working surface incorporating a stainless steel sink with mixer tap and a 4 ring ceramic hob with integrated oven beneath. Spaces and plumbing for an American style fridge/freezer and washing machine. Breakfast bar.

BEDROOM

13' 7" x 9' 11" (4.14m x 3.02m) max with window to front, fitted double wardrobe and storage heater.



BATHROOM

9' 0" x 7' 0" (2.74m x 2.13m) max with window to side, tiled walls and fitted with a panelled bath with shower over, wash hand basin, wc and airing cupboard housing the hot water tank.



OUTSIDE

To the front is an allocated parking space and to the rear of the property is a generous rear garden with an area of decking leading to an area of lawn with mature shrubs and bushes giving a good level of privacy. There is a private gated access in to the rear garden to one side.

LEASE DETAILS

Length of lease - 166 years from May 2021.
Service Charge - £1587.67 per annum

COUNCIL TAX

Rother District Council
Band B - £1851.08 (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.