

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	76
(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	

First Floor

Approx. 70.6 sq. metres (759.5 sq. feet)



Total area: approx. 70.6 sq. metres (759.5 sq. feet)
 For illustration purposes only - not to scale



3 Caldbec Court, Caldbec Hill, Battle, East Sussex TN33 0JU

£259,950 share of freehold

Set in a desirable location with spectacular views and within a short stroll of the historic high street is this spacious two bedroom first floor purpose built flat with the use of a stairlift, private balcony and single garage.

First Floor Flat
 Garage

2 Bedrooms
 Stairlift

Balcony

Stunning Views

Description

This two bedroom first floor purpose built flat enjoys the benefit of a communal stairlift and spectacular views over rolling countryside and Battle Great Woods. Inside the property offers bright accommodation with the benefit of gas central heating and double glazing throughout. The large living room has a picture window and access to a balcony which is shared with the main bedroom and enjoys the wonderful views. The kitchen is fully fitted and there is a recently replaced shower room as well as a separate wc. Outside the property enjoys the use of communal gardens that are laid out to wild flowers in the summer months and taking in views. There is ample residents parking and the benefit of a single garage.

NOTE: This property cannot be sub-let and no pets are allowed.

Directions

From our office in Battle High Street proceed in a northerly direction turning right into Mount Street. Proceed along to Caldbec Hill and the property will be found along on the right hand side.
What3Words:///lied.dummy.turkey

THE ACCOMMODATION

with approximate room dimensions is approached via a COMMUNAL ENTRANCE HALL with telephone entry system and stairlift to private door leading to

ENTRANCE HALL

6' 8" x 3' 5" (2.03m x 1.04m) with doors opening to, kitchen, living room and wc.

WC

with obscured window to front, part tiled and fitted with a concealed cistern wc and corner wash hand basin with mixer tap.

LIVING/DINING ROOM

16' 8" x 15' 3" (5.08m x 4.65m) with windows and glazed door out onto balcony taking in distant views over Battle Great Woods, fitted shelving and door to inner hallway.



KITCHEN

13' 0" x 9' 0" (3.96m x 2.74m) with large window to front and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances, fitted low level double oven and a good area of working surface incorporating a stainless steel sink with mixer tap and 4 burner gas hob with extractor above. Serving hatch to dining area.

INNER HALLWAY

cupboard with shelving.

BEDROOM 1

12' 0" x 11' 5" (3.66m x 3.48m) a double aspect room with glazed door to balcony taking in the lovely views, two large double wardrobe cupboards with overhead storage.

BEDROOM 2

11' 5" x 10' 0" (3.48m x 3.05m) a dual aspect room, double cupboard with hanging and shelving, wall mounted gas fired boiler.

SHOWER ROOM

7' 8" x 5' 9" (2.34m x 1.75m) with obscured window to side and fitted with a large shower enclosure with glazed screen, pedestal wash hand basin with mixer tap, low level wc.



OUTSIDE

The property enjoys a large area of communal ground predominantly set to the rear with lovely views. Surrounding the property is a paved area and to the front is a large area of tarmac courtyard that gives access to the garage en bloc. There is also an outside storage cupboard.



GARAGE

17' 6" x 7' 7" (5.33m x 2.31m) with up and over door.

COUNCIL TAX

Rother District Council
Band c £2,336.76

LEASE DETAILS

999 year lease from 1963
Share of freehold
Ground Rent £15 per annum (not currently collected)
Maintenance approx. £2260 per annum (substantial sinking fund)

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.