



3 Woodhams Close, Battle, East Sussex. TN33 0XE.

£185,000 leasehold

Ideally situated a short walk from the historic High Street of Battle is this well presented one double bedroom first floor flat which offers an allocated parking space and a long extended lease.

Description

This purpose built first floor flat offers a spacious living room with large window that takes in views over the garden and to the towns main car park. There is a large bedroom with fitted storage, a modern fitted kitchen and a bathroom. Features include double glazing, electric heating and an allocated parking space. The property also benefits from having a long lease and is conveniently situated close to the historic High Street. Viewing is highly recommended.

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.

THE ACCOMMODATION

Is approached through a communal door with telephone entry system with stairs to first floor. Private entrance door leads to

ENTRANCE HALL

6' 8" x 5' 10" (2.03m x 1.78m) With glazing, large storage cupboard and door through to

LIVING ROOM/DINING ROOM

17' 2" x 13' 8" (5.23m x 4.17m) max into box bay window which measures 7' 8" x 6' 8" (2.34m x 2.03m) and looks out over a garden and beyond. Door to

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KITCHEN

11' 0" x 6' 5" (3.35m x 1.96m) With windows taking in views over the garden and beyond. The kitchen is fitted with a comprehensive range of cabinets incorporating cupboards and drawers with spaces and plumbing for appliances. There is a fitted low level oven and a good area of working surface incorporating a four ring ceramic hob and stainless steel sink with mixer tap and drainer.

BATHROOM

9' 1" x 7' 0" (2.77m x 2.13m) max, with obscured window to side, fitted with a white panelled bath with tiled enclosure and shower over; there is a concealed cistern wc and vanity unit with mixer taps, dimplex heater and a large cupboard housing the water cylinder with slatted shelves.

BEDROOM

11' 5" x 10' 0" (3.48m x 3.05m) With window to front, electric panel heater, sliding double wardrobe with hanging and shelving, additional storage space.



OUTSIDE

The property has an allocated parking space, marked Number 3 Woodhams Close.

LEASE INFORMATION

We are advised that an extended lease was granted in July 2017 and expires on 01.01.2187. Maintenance charges including ground rent are approximately £158 pcm.

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.

