



65e High Street, Battle, East Sussex. TN33 0AG. sale agreed £249,950 leasehold

A recently refurbished three bedroom flat occupying the second floor of a character building overlooking the historic High Street with far reaching views to the rear. Vacant possession.

Description

This surprisingly spacious three bedroom flat occupies the top floor of a character building overlooking Battle High Street. The property has been extensively refurbished recently with a new kitchen and bathroom, carpets and re-decoration throughout to include a new central heating system with cast iron radiators. All three bedrooms are considered generous doubles and the reception room is also of a good size. The kitchen is fully integrated with modern Shaker style cabinets and to the rear of the property one can appreciate the far reaching views. The property is extremely well placed on Battle High Street which is very well served with privately owned shops, pubs, restaurants, supermarkets, a doctors surgery and dentist. There is also a mainline station with regular services to London Charing Cross and the coast at Hastings and the area is well served for schools, both primary and secondary and comprehensive and private. The property is offered with vacant possession and viewing is highly recommended.

Directions

From our office in Battle High Street proceed on foot in a northerly direction turning right into the twitten just after Battle Bakes and Cakes and go through a gate on the right hand side which accesses the courtyard leading to the property.

What3Words:///escorting.movement.sharpen

THE ACCOMMODATION IS APPROACHED VIA

A gated communal alley turns to the right and leads to a door and hallway shared with the commercial premises on the ground floor. From the ground floor, there are a series of two further private doors and attractive turned staircases leading to the spacious second floor landing with large Velux window. From here, hallways lead to all the principle rooms.

HALLWAY

with recessed lighting, storage cupboard measuring 6' 8" x 3' 3" (2.03m x 0.99m) housing the electric fuseboard.

KITCHEN

10' 8" x 10' 0" (3.25m x 3.05m) with window to rear with far reaching views, laminate flooring and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with granite effect working surfaces, stainless steel sink unit, a 4 ring ceramic hob, an AEG electric oven and Zanussi extractor over, integrated dishwasher, fridge and freezer, washing machine. There is a cupboard housing the wall mounted boiler.

LIVING ROOM

16' 4" x 10' 8" (4.98m x 3.25m) with window to rear taking in the far reaching views.

BEDROOM 1

13' 8" x 10' 0" (4.17m x 3.05m) with window to front overlooking the picturesque High Street, storage cupboard with shelving.

BEDROOM 2

13' 6" x 10' 0" (4.11m x 3.05m) with window to front overlooking the High Street.

BEDROOM 3

10' 3" x 9' 10" (3.12m x 3.00m) with window to side.

BOX ROOM/STUDY

6' 4" x 5' 2" (1.93m x 1.57m) with Velux window and radiator.

BATHROOM

6' 3" x 6' 1" (1.91m x 1.85m) with Velux window, recessed lighting and fitted with a vanity sink unit, wc, P shaped bath with chrome shower attachment, tiled walls and laminate flooring.

LEASE DETAILS

A new 125 year lease from 2020.

A fee of £1250 per annum includes the ground rent, insurance, repair fund and management fee.

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 | | |
| (81-91) | B | | |
| (69-80) | C | 77 | 81 |
| (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 | |