



4 Shirlea View, Battle, East Sussex. TN33 0UU.

**£207,000 leasehold**

A spacious two bedroom first floor flat with balcony and views and two allocated parking spaces all set just a short walk from the High Street and mainline station.

## Description

Situated on the first floor in a popular cul-de-sac just a short walk from Battle High Street this spacious first floor flat enjoys well proportioned accommodation. The reception room is nearly 20' in length and has a Juliet balcony taking in fine rural views. There are two bedrooms, the main also enjoying the views and with fitted wardrobes. The second is also a double with storage. The property also benefits from two allocated parking spaces which is a rarity so close to the High Street.

Battle is very well served for day to day needs with independent shops, sites of historical interest, schools and a mainline station with regular trains to London Charing Cross and the coast. A further range of amenities can be found at nearby Hastings and St Leonards.

## Directions

From our office in Battle High Street proceed in a southerly direction taking the first exit at the mini roundabout into Marley Lane. Proceed along for a short distance turning right into Shirlea View where the property will be found in the first block on the left hand side.

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## THE ACCOMMODATION COMPRISES

A covered porch with glass panelled door gives access to

## ENTRANCE HALL

with stairs leading to the first floor landing with loft access, storage heater and airing cupboard housing the boiler.

## KITCHEN

11' 10" x 6' 5" (3.61m x 1.96m) with window to front and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers and areas of working surface with a 4 ring ceramic hob with extractor over and a sink unit with mixer tap, oven and grill and space for a fridge/freezer. Washing machine available via separate negotiation.

## LIVING ROOM

19' 10" x 9' 9" (6.05m x 2.97m) a delightful room taking in far reaching views, double doors open out to a Juliet balcony, tv and telephone point, storage heater.

## BEDROOM 1

10' 7" x 9' 6" (3.23m x 2.90m) with window to front taking in far reaching views, built in wardrobes and telephone point.

## BEDROOM 2

10' 0" x 7' 7" (3.05m x 2.31m) with window looking over Shirlea View, fitted wardrobe.

## BATHROOM

7' 0" x 6' 3" (2.13m x 1.91m) with part tiled walls and fitted with a panelled bath with shower attachment over, vanity sink unit, wc.

## LEASE DETAILS

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Length of Lease - 999 year lease from 1989.  
Maintenance and Ground Rent - As there is currently an absentee landlord all properties are self maintained.

## NOTE

Other leaseholders are in the process of obtaining the freehold as there is an absentee landlord.

## COUNCIL TAX

Rother District Council  
Band C - £2115.50 (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.

