



14 Market Square Battle, East Sussex. TN33 0XB.

**£189,950 leasehold**

A recently refurbished one bedroom first floor flat in a central town location within walking distance of local amenities, schools and the mainline station. Viewing is highly recommended.

### Description

Having recently been refurbished to a high standard, this surprisingly spacious first floor flat is situated in the heart of the historic town of Battle. The spacious hallway gives access to the principal rooms which are bright and generous in size. The living room has a feature media wall and is open plan with the newly fitted and fully integrated kitchen making for a great entertaining space. The bedroom is a comfortable double with plenty of wardrobe space. The stylish bathroom has been newly fitted with a modern suite with a large bath and shower over. Situated on Battle High Street the property is within walking distance of a number of highly regarded pubs and restaurants, supermarkets and sites of historical interest. Battle is also very well served for schools both primary and secondary and the property is within walking distance of the mainline station with regular services to London Charing Cross.

### Directions

From our office in Battle High Street proceed on foot in a northerly direction to Market Square and the communal door will be found along on the left hand side, just before the entrance to the Library.

What3Words:///elite.elections.paler

### THE ACCOMMODATION COMPRISES

A communal entrance door into the communal hallway with stairs leading up to the first floor landing with private door to

### SPACIOUS RECEPTION HALL

with radiator, dado rail and large airing cupboard.

## LIVING ROOM

16' 11" x 10' 11" (5.16m x 3.33m) with large window to front, radiator, wall mounted media unit with strip lighting and wall mounted cupboard. An archway leads through to

## KITCHEN

10' 9" x 6' 5" (3.28m x 1.96m) fitted with a variety of base and wall mounted kitchen cabinets incorporating cupboards and drawers with a 1 1/2 bowl sink with mixer tap and drainer, quartz working surfaces, space and plumbing for washing machine and tumble dryer, integrated Hoover electric oven and 4 ring ceramic hob with extractor over. Space for an American style fridge/freezer.

## BEDROOM

11' 1" x 10' 10" (3.38m x 3.30m) with window to front, radiator, large mirror fronted wardrobe with shelving.

## BATHROOM

7' 7" x 5' 6" (2.31m x 1.68m) with luxury vinyl walls and fitted with a new suite comprising a panelled bath with electric Amazon shower over, wall mounted vanity sink unit, wc and heated towel rail.

## PARKING SPACES

There is allocated parking space to the rear in Jempsons free car park.

## LEASE DETAILS

125 year lease from 2000.  
Ground Rent £30 per annum  
Maintenance TBC

**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		