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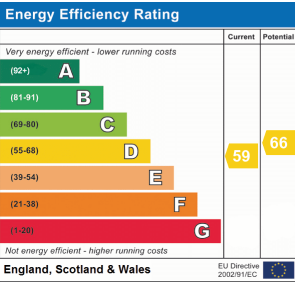
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5 Market Road, Battle, East Sussex TN33 0XA

£305,000 leasehold

A bright and spacious ground floor two bedroom flat in a popular retirement development for those aged 55 and over close to the historic High Street.

Ground Floor Flat
Chain Free

2 Bedrooms | En-Suite

Convenient Location

Recently Modernised

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Description

Situated in the heart of this bustling Market Town in a warden managed retirement development for those aged 55 and over is this stunning end of terrace ground floor two bedroom flat that has been extensively modernised throughout and updated with a new kitchen, shower room and heating system. This bright and spacious accommodation includes two double bedrooms, one with a walk in wardrobe and en-suite shower room, the other with a built in wardrobe and a separate shower room. The standout L-shaped, triple-aspect sitting/dining room is filled with natural light and opens via French doors onto a private patio, ideal for relaxing or entertaining. Enjoy all the benefits of low-maintenance, independent living with a friendly community atmosphere, just a short stroll from shops, cafés, and essential amenities. With excellent transport links nearby, including a mainline station with direct trains to London Charing Cross, this is an ideal choice for downsizers seeking comfort, security, and superb accessibility. Available chain free.

NOTE: The furniture is available via separate negotiation.

Directions

From our office in Battle High Street proceed in a northerly direction taking the first exit at the roundabout into Market Road and the development will be seen on your right hand side and No 5 is located down the pedestrian pathway to the rear of the development. What3Words:///increases.pint.linguists

THE ACCOMMODATION

with approximate room dimensions is approached via a composite and glazed front door with outside storage cupboard leading to

ENTRANCE HALL

with ample built in storage cupboards, modern electric wall heater, recessed lighting, built in airing cupboard with hot water cylinder and emergency call system.

LIVING/DINING ROOM

24' 1" x 10' 10" (7.34m x 3.30m) narrowing to 7' enjoying a triple aspect with windows to front and side and double doors to rear courtyard, two wall mounted electric heaters and a feature fireplace with an electric coal effect fire with ample space for a dining table.



KITCHEN

8' 10" x 8' 9" (2.69m x 2.67m) with window to rear, vinyl flooring, recessed lighting and fitted with a contemporary range of base and wall mounted kitchen cabinets incorporating cupboards and drawers including a full height larder cupboard, integral eye level oven and grill, dishwasher, washing machine and freezer. There is an area of working surface incorporating a single stainless steel sink with mixer tap and drainer and a 4 ring electric hob. There is space for a small fridge/freezer.



BEDROOM 1

11' 6" x 8' 5" (3.51m x 2.57m) with window to rear, electric wall heater, walk in wardrobe and



EN-SUITE SHOWER ROOM

with part tiled walls and fitted with a pedestal wash hand basin with mixer tap, shower cubicle with electric shower, extractor fan and heated towel rail.

BEDROOM 2

11' 10" x 8' 7" (3.61m x 2.62m) with window to front, electric heater and built in wardrobes with sliding doors.



SHOWER ROOM

with recessed lighting, extractor fan and fitted with a modern suite comprising a low level wc, vanity wash hand basin with mixer tap and storage, large shower cubicle with glazed screen, seating and electric shower, chrome heated towel rail.



OUTSIDE

The property has a private patio area that backs onto the communal gardens as well as a flowerbed.

LEASE DETAILS

A new 125 year lease will be assigned. Maintenance charges £230 per month.

COUNCIL TAX

Rother District Council
Band D - £2,628.87

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.