



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

**£139,950 leasehold**

A second floor purpose built one bedroom flat that requires general updating set in a convenient location close to the town centre and with an allocated parking space.

### Description

This one bedroom second floor flat benefits from an allocated parking space and is within a short walk of the High Street. The flat has telephone entry, storage heaters and requires general modernisation.

### Directions

From our office in Battle High Street proceed in a northerly direction taking the first exit at the roundabout into Market Road and follow the road round into Abbey Way and then Woodhams Close where the property will be round on the left hand side.

### COMMUNAL HALLWAY

Staircase to second floor, private entrance to

### RECEPTION HALL

6' 5" x 5' 9" (1.96m x 1.75m) with telephone entry, electric heater and large storage cupboard.

### LIVING ROOM

13' 4" x 11' 0" (4.06m x 3.35m) with window to rear, electric heater and door to

### KITCHEN

11' 0" x 6' 5" (3.35m x 1.96m) with window to rear and fitted with a range of base and wall mounted kitchen cabinets with spaces and plumbing for appliances, fitted oven and a working surface incorporating a stainless steel sink with mixer tap and drainer and a four ring hob. Electric wall heater.

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## SHOWER ROOM

9' 0" x 6' 7" (2.74m x 2.01m) with obscured window to side, part tiled and fitted with an enclosed shower with glazed sliding door, concealed cistern wc, wash hand basin with mirror and light above, storage heater and cupboard housing the water tank.

## BEDROOM

13' 7" x 10' 1" (4.14m x 3.07m) with window to front, electric heater and double cupboard with sliding door.

## OUTSIDE

There is an allocated parking space.

## LEASE DETAILS

Length of Lease - 166 years from 2022.  
Maintenance - £719.10 per half year.

## COUNCIL TAX

Rother District Council  
Band B - £1,768.62 (2022/23)

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.

