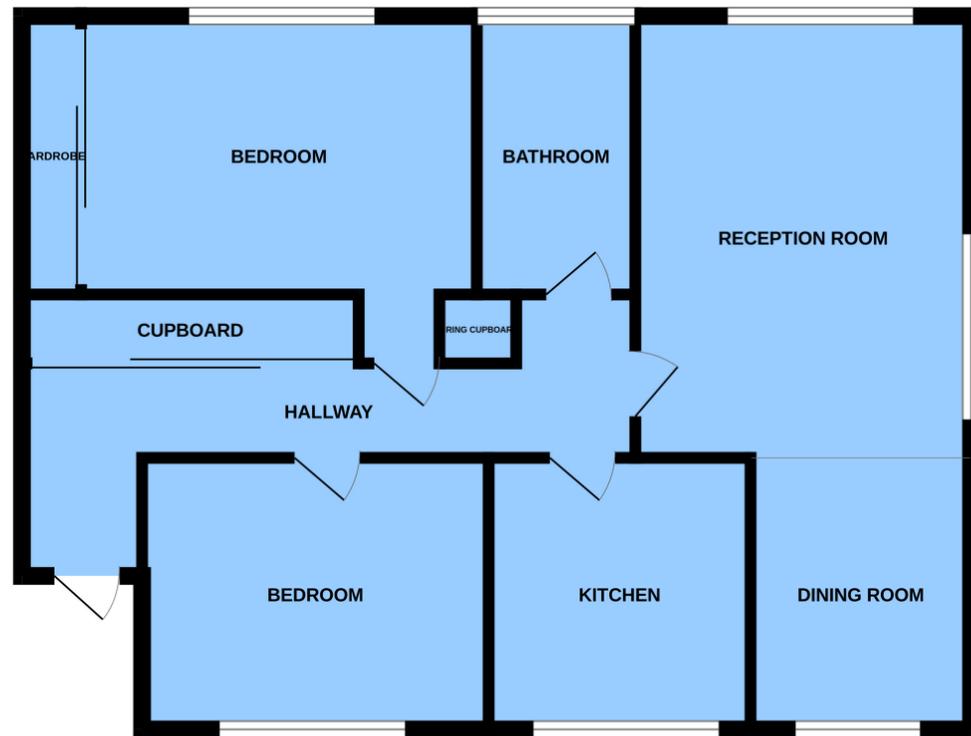


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

6 MARKET ROAD



6 Market Road, Battle, East Sussex TN33 0XA

£235,000 leasehold

An immaculately presented and spacious two bedroom first floor flat in this popular development for those aged 55 and over. Set in a quiet location close to the Town Centre. No onward chain.

Chain Free

First floor Retirement

2 Bedrooms

Parking

Communal Gardens

Flat

Use of Stairlift

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Description

A very well presented purpose built flat for those aged 55 and over located in a popular location overlooking quiet courtyard gardens, just moments from the Town Centre and local amenities including doctors surgery, dentist, library, supermarkets, shops, restaurants and mainline station.

Internally the property enjoys a spacious entrance hall with ample storage that gives access to all the principle rooms. The living/dining area is a particularly enjoyable space being triple aspect, open plan and focused around an electric fire. The kitchen is fitted with a good range of cabinets with modern appliances including fitted oven/grill and fridge and freezer. Both the bedrooms are generous doubles, the largest with fitted wardrobes and the bathroom is also of a comfortable size. The property has the benefit of a private parking space, access to communal gardens, tumble-drier room and on-site manager.

## Directions

From our office in Battle High Street proceed in a northerly direction taking the first exit at the roundabout into Market Road and then first right into the parking area. Walk under the archway, turn right and go up the path, turning left and No. 6 will be found on the left hand side.

What3Words: ///zapped.pigs.midwinter

## THE ACCOMMODATION

With approximate room dimensions is approached via a COMMUNAL ENTRANCE PORCH with storage cupboard, entry-phone system and security door leading to the COMMUNAL HALLWAY with stairs and stairlift leading to the first floor flat with private front door to:

## ENTRANCE HALL

21' 0" (6.40m) long with access to insulated loft, extensive storage cupboards, cupboard housing the hot water tank, storage heater and 'lifeline' type intercom system (residents are also provided with a pendant if required).

## KITCHEN

9' 1" x 8' 10" (2.77m x 2.69m) With window looking over the courtyard gardens and fitted with a comprehensive range of base and wall mounted kitchen cabinets with an area of wood effect working surface incorporating a one and a half bowl sink with mixer tap and tiled splashback, integrated fridge and freezer, Hotpoint eye level oven and grill, four ring hob with extractor over, space for washing machine.

## LIVING ROOM

14' 10" x 11' 4" (4.52m x 3.45m) A double aspect room with feature fireplace with space for electric fire and decorative surround, storage heater, television point, telephone point and entry-phone system. An archway leads to



## DINING AREA

8' 10" x 7' 6" (2.69m x 2.29m) With window looking over the courtyard gardens, storage heater.



## BEDROOM 1

14' 3" x 9' 1" (4.34m x 2.77m) With window to front, large built in wardrobe, storage heater, television point and telephone point.



## BEDROOM 2

11' 9" x 8' 10" (3.58m x 2.69m) With window looking over the courtyard gardens, electric heater.



## BATHROOM

9' 2" x 5' 5" (2.79m x 1.65m) With obscured glass to front, wc, pedestal wash hand basin with mirror and light above, panelled bath with shower attachment over, part tiled walls, electric heater and lifeline alarm cord.

## LEASE DETAILS

A new 125 year lease will be granted upon completion Service Charge £254.49 pcm (2025/26)



**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.