



TOTAL APPROX. FLOOR AREA 876 SQ.FT. (81.3 SQ.M.)
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5 Senlac Court Caldbec Hill, BATTLE, East Sussex
 TN33 0JT

£285,000

leasehold share of freehold

Set in a desirable and convenient location just a short stroll to the High Street, this purpose built second floor two bedroom flat has been refurbished to an exceptional standard and enjoys breathtaking views, residents parking and a garage.

Stairlift
 Garage

Balcony with Stunning Views 2 Bedrooms
 Convenient Location

Residents Parking

Description

Viewing is essential to appreciate the spectacular views from this two bedroom purpose built second floor flat that benefits from a communal stairlift.

The flat has been extensively refurbished in recent years and enjoys a luxurious kitchen and bathroom with gas central heating and double glazing throughout.

The spacious living room enjoys windows and glazed doors that open onto a balcony and take in the fabulous views.

The main bedroom also enjoys access to the balcony with the same views and a large double wardrobe. Both bedrooms are doubles and there is a luxurious shower room.

Set within just a short walk of the historic high street, the property stands on elevated ground and takes in fabulous views over rolling countryside. There are communal gardens and also residents parking and a single garage.

AGENTS NOTES:

1.The property cannot be sub-let.

2.No pets are allowed in the flat.

Directions

From our office in Battle High Street proceed in a northerly direction turning right into Mount Street and continue along where Senlac Court will be found along on the right hand side.

THE ACCOMMODATION with approximate room dimensions is approached via a communal entrance with communal stairs and a stairlift to the second floor.

THE ACCOMMODATION COMPRISING

PRIVATE ENTRANCE DOOR

with external storage cupboard.

ENTRANCE HALL

7' 4" x 3' 4" (2.24m x 1.02m) with coved ceiling.

CLOAKROOM

with window to front and fitted with a white low level wc and wash hand basin with mixer tap, tiled splashback, medicine cupboard above.

KITCHEN

13' 2" x 7' 2" (4.01m x 2.18m) with window taking in views to the front, recessed lighting, coved ceiling and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated fridge/freezer, slimline dishwasher and washing machine. There is an extensive area of quartz working surface incorporating a 1½ bowl under counter stainless steel sink unit with mixer tap and etched drainer. Neff oven and microwave and a 4 ring ceramic hob with extractor fan above. A cupboard houses the gas fired boiler.



LIVING ROOM

16' 8" x 15' 5" (5.08m x 4.70m) an impressive room with wide picture window and glazed door to balcony, central limestone electric fire.



INNER HALLWAY

with linen cupboard including storage above.

BEDROOM 1

13' x 11' 5" (3.96m x 3.48m) with picture window taking in views and double glazed door to balcony, coving and an extensive range of fitted bedroom furniture incorporating wardrobes, bedside table and dressing table.



BEDROOM 2

11' 5" x 10' (3.48m x 3.05m) with coving.



SHOWER ROOM

with obscured window to side, fully tiled walls and fitted with a large tile enclosed shower cubicle with glazed sliding door, vanity sink unit with mixer tap.

OUTSIDE

The property is approached over a driveway where there is residents parking. The driveway sweeps round to the side of the building providing access to the garage.

The communal gardens are set predominantly to the rear and laid to lawn with views beyond.



GARAGE

The garage for this property is the centre one of three single garages.

LEASE DETAILS

The property has a 999 year lease from 29th September 1963.

Leasehold Share of Freehold.

Maintenance £2450 pa (includes water, sewerage and insurance) plus £100 pa roof reserve fund 2020/2021.

Ground Rent - N/A

COUNCIL TAX

Rother District Council

Band C

£2,021.27 (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.