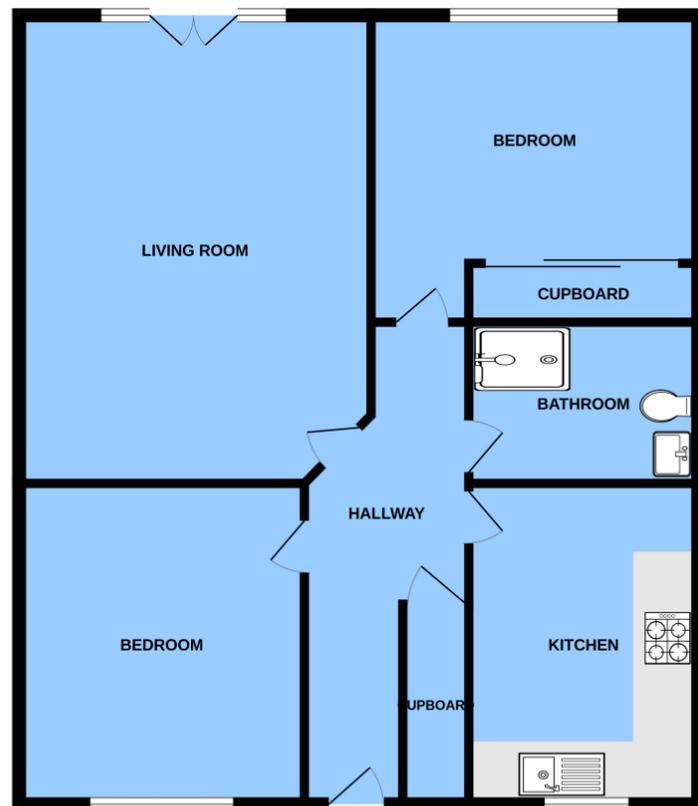


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

GROUND FLOOR



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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11, Shirlea View, Battle, East Sussex TN33 0UU

£225,000 share of freehold

A well presented and conveniently located ground floor flat with two bedrooms, garden and parking for two cars.

Ground Floor Flat

2 Bedrooms

Private Garden

2 Parking Spaces

Walking Distance of Station

Description

This deceptively spacious ground floor apartment offers two bedrooms (one double and one single), a fully fitted kitchen and a family bathroom as well as a generous reception room which has room for a dining table as well as seating area and has direct access into its own private garden which enjoys a south easterly aspect. The property also has the benefit of two allocated parking spaces, which is unusual so close to the High Street. The property is situated in a quiet cul de sac of similar properties and is situated just a short walk from both Battle's mainline station, with services to London Charing Cross and the coast, and the picturesque High Street which offers a good range of day to day amenities, independently owned shops, a supermarket, as well as doctors surgery, dentist, vet as well as pubs, bars and restaurants. The area is generally well served for schooling, both comprehensive and private and the property sits with Claverham Community College catchment area. Viewing is highly recommended.

Directions

From our office head south along the High Street and take the first exit at the roundabout by The Chequers Pub, into Marley Lane. Shirlea View can be found as the first turning on the right hand side.

What3Words: ///succumbs.youths.stuns

THE ACCOMMODATION

With approximate room dimensions, is approached via a pathway leading to COVERED PORCH giving access via glazed front door into

HALLWAY

With wood panelling to walls, laminate flooring, consumer unit, large storage cupboard, doors to principle rooms

KITCHEN

11' 8" x 5' 8" (3.56m x 1.73m) Window to the front of the property, variety of wall and base units incorporating cupboards and drawers, space for American style fridge/freezer, electric oven and grill, four ring ceramic hob with extractor over, sink drainer unit with mixer tap, tiled splash back surround, granite effect work surfaces, space and plumbing for washing machine.

LIVING ROOM

19' 9" x 9' 9" (6.02m x 2.97m) Double doors into rear garden with windows to either side, television point.



BEDROOM ONE

10' 6" x 9' 6" (3.20m x 2.90m) Window to the rear of the property with glimpses of countryside views, wardrobe with sliding doors.



BEDROOM TWO

12' 1" x 6' 0" (3.68m x 1.83m) Window to the front of the property.

BATHROOM

7' 0" x 6' 3" (2.13m x 1.91m) Window to the side of the property, vanity unit incorporating sink with cupboard under, wc, double shower unit, heated towel rail, marble effect tiling to walls.

OUTSIDE

Accessed by both doors from the reception room and a side gate, the garden is mainly laid to lawn with a mature hedgerow along the rear boundary. Pleasant view to the south east.

LEASE DETAILS

We understand the property has a 999 year lease from 1989.
Service charge: £50 per month



COUNCIL TAX

Rother District Council
Band C
£2,336.76

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.