



Flat 3 Colemans House 113 London Road, Hurst Green, East Sussex. TN19 7PN. **£189,000 leasehold**

An immaculately presented ground floor apartment with two double bedrooms, parking and in a central village location.

Description

Flat 3 Colemans House occupies a tucked away location in the centre of the popular village of Hurst Green being within level walking distance of a wide range of amenities and close to the mainline station at Etchingam and good schools. A more comprehensive range of amenities can be found at Hawkhurst to the north-east which has several large supermarkets, established eateries and pubs. The flat is considered to be very well presented and is currently configured as having an integrated kitchen, modern shower room and a generous reception room with double doors opening out onto a patio area. Although the property is being sold as a two bedroom, the current vendors have configured the first bedroom into an additional reception room as it has access onto the patio. This property would be ideal for those looking for a property to lock up and leave, first time purchase or those requiring single storey living.

Directions

From our office in Battle High Street proceed in a northerly direction on the A2100 and A21 towards Hurst Green. Upon entering the village pass the school on your left and the entrance to Colemans Way will be found shortly after. Turn left into the development and the visitors parking will be found on the right hand side under a covered car-port. To access the apartment turn left up the steps and long the terrace where the private door to the property will be found on the left hand side.

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THE ACCOMMODATION COMPRISES

A private door into

RECEPTION ROOM

15' 1" x 9' 10" (4.60m x 3.00m) with double doors to the side leading to the communal terrace, centred around an electric fireplace with wooden surround, mantel and hearth, laminate flooring, tv and telephone points.

KITCHEN

9' 8" x 5' 11" (2.95m x 1.80m) fitted with a range of base and wall mounted shaker style units incorporating cupboards and drawers with wooden effect working surfaces, stainless steel sink with mixer taps and drainer, integrated electric oven and four ring gas hob with extractor hood over, space for American style fridge/freezer, a Hotpoint dishwasher and space and plumbing for washing machine.

BEDROOM 1

11' 6" x 9' 8" (3.51m x 2.95m) with generous ceiling height, double doors giving access out to the communal terrace, tv point, wall mounted glass cabinet.

BEDROOM 2

9' 10" x 9' 3" (3.00m x 2.82m) with window to side, tv and telephone points, loft hatch.

SHOWER ROOM

6' 7" x 5' 8" (2.01m x 1.73m) fitted with a modern suite comprising a shower with chrome fittings, wc, pedestal wash hand basin, tiled walls, recessed lighting, heated towel rail, shaver point.

OUTSIDE

There is an allocated parking space and access to a bike store. There is also visitors parking.

LEASE DETAILS

A 99 year lease from 2015.
 Maintenance - £100 per month including insurance.
 £130 per annum Service charge.
 £250 per annum Ground Rent.

COUNCIL TAX

Rother District Council
 Band B - £1804.11 (2023/24)

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

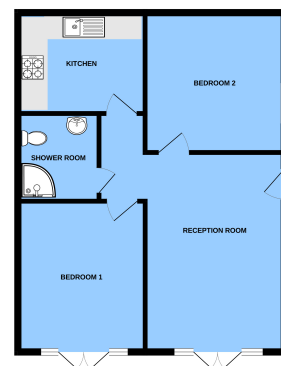
We will be pleased, if possible, to supply any further information you may require.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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	

GROUND FLOOR



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