

**RUSH
WITT &
WILSON**



**45 Mountjoy, Battle, East Sussex TN33 0EQ
Offers In Excess Of £200,000**

Rush Witt & Wilson are proud to present to the market this two bedroom ground floor apartment with a private rear garden. The property is found in excellent condition, with double glazing throughout, gas central heating and a recently fitted kitchen.

A particular feature of this property is the large lawned garden to the rear. As well as its prime location within walking distance of the bustling High Street, mainline station and excellent local schools.

Available chain free

An internal viewing is highly recommended via appointed sole agents Rush Witt & Wilson.

Property approach via gated access with pathway leading to a covered entrance with exterior lighting and front door into:-

Entrance Hall

With a small double glazed window to side aspect, ceiling lighting, radiator and space for coats and boots.

Kitchen

7'90 x 9'53 (2.13m x 2.74m)

Fitted with a matching range of white wall and base mounted units with work surface over and single bowl stainless steel sink with drainer and hot and cold taps, space for oven, space for washing machine and space for fridge/freezer, ceiling lighting and double glazed windows with rear garden aspect.

Sitting Room

10'90 into bay x 12'83 (3.05m into bay x 3.66m)

Double glazed bay front window, ceiling lighting, radiator, and alcove shelving.

Bedroom One

10'90 x 9'90 (3.05m x 2.74m)

Double glazed window to front aspect, ceiling lighting, radiator and two built-in wardrobes.

Bedroom Two

11'37 x 7'46 (3.35m x 2.13m)

Double glazed panel and door with garden aspect and access, ceiling lighting and radiator.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps and electric shower over, ceiling lighting, radiator, double glazed obscured window to rear aspect, airing cupboard housing gas fired boiler.

Outside

Front Garden

Neatly laid to lawn atop the left handmade as you approach the property and enclosed with hedgerow. With a secure store cupboard with window.

Rear Garden

Enclosed with hedgerow and fencing with a gravel seating area adjacent to the rear of the property opening onto and a level lawned garden.

Charges

We have been advised that there is 123 years remaining on the lease and that a service charge of £16 pcm is payable (this has not been verified).

Agents Notes

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.





