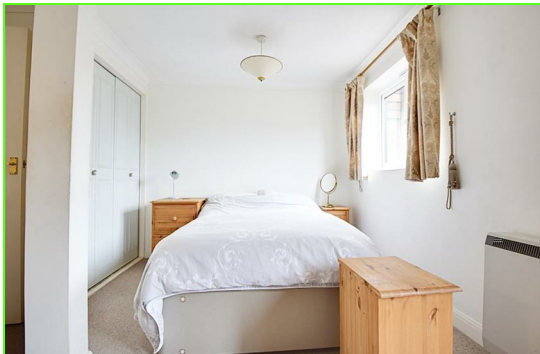


**RUSH
WITT &
WILSON**



**24 Abbey Court St. Martins Way, Battle , East Sussex Offers In The Region Of
£78,950**

A first floor purpose built retirement flat centrally located just off Battle High Street. The studio accommodation as accessed via well kept communal areas and comprises a bed sitting room, kitchen and shower room. The development is served by a warden run by First Port and charge an annual fee of £715 approx.
The property is offered with the benefit of vacant possession therefore cutting out forward chains. The property is in need of some updating which has been reflected in the realistic asking price.

Communal Entrance Hall

Front door protected by an entryphone system, Carpeted communal areas with both stairs and lift to the first floor

Entrance Hall

Private Front door, airing cupboard

Studio Room

16'4 x 11'11 (4.98m x 3.63m)
French doors to balcony with further window to rear, electric night storage heater, build in wardrobes, feature fireplace, open plan to

Kitchen

8'4 x 7'8 (2.54m x 2.34m)
A range of fitted wall and base units, single drainer stainless steel sink, local tiling, storage cupboard

Shower Room

Tiled and enclosed shower cubicle, Wash hand basin, low level w/c, extractor, wall heater

Lease

99 years from 1986

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.

