

**RUSH
WITT &
WILSON**



**13 Shirlea View, Battle, TN33 0UU
£239,950**

Ideally located and with a larger than expected garden is this delightful modern ground floor garden flat. The property does need some updating but has the potential to be a fantastic property with the accommodation flooded with natural light.

The accommodation comprises a dual aspect sitting/dining room with double doors onto the garden, a kitchen, bathroom and two bedrooms one enjoying a dual aspect the other with a built-in wardrobe. Outside there is an allocated parking space and a delightful private garden that extends to the side and rear of the property. Offered to the market CHAIN FREE and with the benefit of being conveniently located within walking distance of the bustling High Street and the mainline station serving London Charing Cross.

The property is approached via a pathway leading to a covered entrance and a wooden and glazed door leading into:-

Entrance Hall

With ceiling lighting, two storage heaters and airing cupboard.

Kitchen

12'1 x 5'6 (3.68m x 1.68m)
Fitted with a matching range of wall and base mounted units with a work surface over and a single bowl sink with drainer and mixer tap, integral eye level oven with four ring electric hob, space for washing machine and fridge/freezer, ceiling lighting and double glazed window to front aspect.

Sitting/Dining Room

22'2 x 9'9 to the max measured into bay (6.76m x 2.97m to the max measured into bay)
Flooded with light and enjoying a dual aspect with pleasant views over the garden via double glazed windows and a set of double glazed door within a bay with steps down into the garden. Ceiling lighting and electric storage heater.

Bedroom One

9'5 x 10'4 up to the built-in wardrobes (2.87m x 3.15m up to the built-in wardrobes)
With double glazed window to rear aspect, ceiling lighting, electric heater and built-in wardrobes with sliding doors.

Bedroom Two

12' x 6'4 (3.66m x 1.93m)
Flooded with light via dual aspect double glazed windows with an outlook over the garden, ceiling lighting and electric heater,

Bathroom

6'3 x 7'1 (1.91m x 2.16m)
Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with mixer tap and shower attachment, part tiled walls, ceiling lighting, extractor and heated towel rail.

Outside

Parking

There is an allocated parking space.

Front Garden

There is a small area of lawn with a flower planted border, an outside power point and gated side access to the rear garden.

Rear Garden

One of the highlights of this property, the garden is much larger than the neighbouring properties given that it wraps around the side and rear of the property. It is fence enclosed with gated access to the front and further access from the sitting/dining room. Arranged with a paved seating area to the rear that opens to a lawned garden with mature shrubs and flower, a timber shed and summerhouse.

Further Information

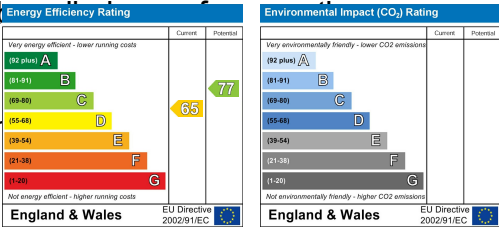
The property is in the process of obtaining a share of the freehold rather than historically having been leasehold and will be sold with this share. (further information to follow).

Agents Notes

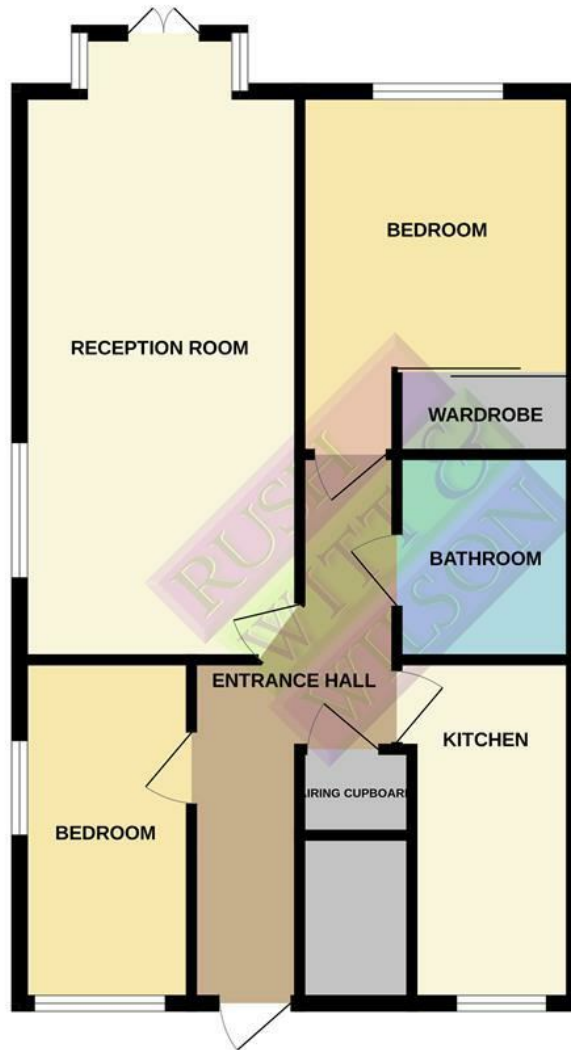
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be used for any purpose.

Council Tax Band



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.

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 purchasers. 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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