

**RUSH
WITT &
WILSON**



**Woodview House Battle Gates, Battle, East Sussex TN33 0JD
Offers In Excess Of £250,000**

Rush Witt & Wilson are proud to present to the market this purpose built two bedroom apartment within a highly sought after location. A light and airy layout that enjoys dual aspect to the living space and largest bedroom, with the added advantage of woodland views to the rear and a south facing balcony to the front.

Internally finished to a good standard with gas central heating, double glazing, fitted kitchen, generous bath/shower room, share of freehold with long lease, garage parking and communal gardens to front and rear.

An internal viewing comes highly recommended to appreciate what this apartment has to offer.



The property is approached via a paved pathway to the communal front entrance, with internal stairs rising to the first floor.

Entrance Doorway Leading into:

Entrance Hallway

Laid to carpet, radiator, loft access, HIVE Smart central heating control, storage cupboard and doors leading through into the following:

Living/Dining Room

A large dual aspect room with double glazed window to the side aspect and double glazed upvc sliding doors to the front aspect providing access to the balcony (described later), two radiators and laid to carpet.

Balcony

The balcony enjoys a south easterly aspect thus perfect for enjoying a drink whilst enjoying the evening sun.

Kitchen

Double glazed upvc window to the rear aspect with outstanding woodlands views, vinyl flooring and radiator.

The fitted kitchen consists of a range of matching wall and base mounted units with work surfaces over and a tiled splash back, inset 1 1/4 stainless steel sink with mixer tap and side drainer, inset Electrolux ceramic hob with extractor over, integral Neff double fan assisted oven, space and plumbing for dishwasher and washing machine and space for freestanding fridge freezer.

Bathroom

Double glazed opaque upvc window to the rear aspect, large airing cupboard which houses the boiler and hot water cylinder, tiled flooring and walls, heated towel rail, low level w/c, P shaped bath with mixer tap and Triton electric shower over.

Bedroom One

Dual aspect with double glazed upvc windows to both side and rear with excellent views to the rear, large built in wardrobe, laid to carpet and radiator.

Bedroom Two

Double glazed upvc window to the front aspect, laid to carpet and radiator.

Outside

Gardens

The garden to the front is a particular feature of the property, which is almost directly south facing and has a beautiful array of mature plants enclosing two areas of lawn. To the rear a more private garden which enjoys views over the adjoining woodland and is a perfect place to sit and unwind.

Garage

The integral garages provide parking for all four residents, with the addition of a locked storage cupboard, electric up and over doors and light and power.

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.

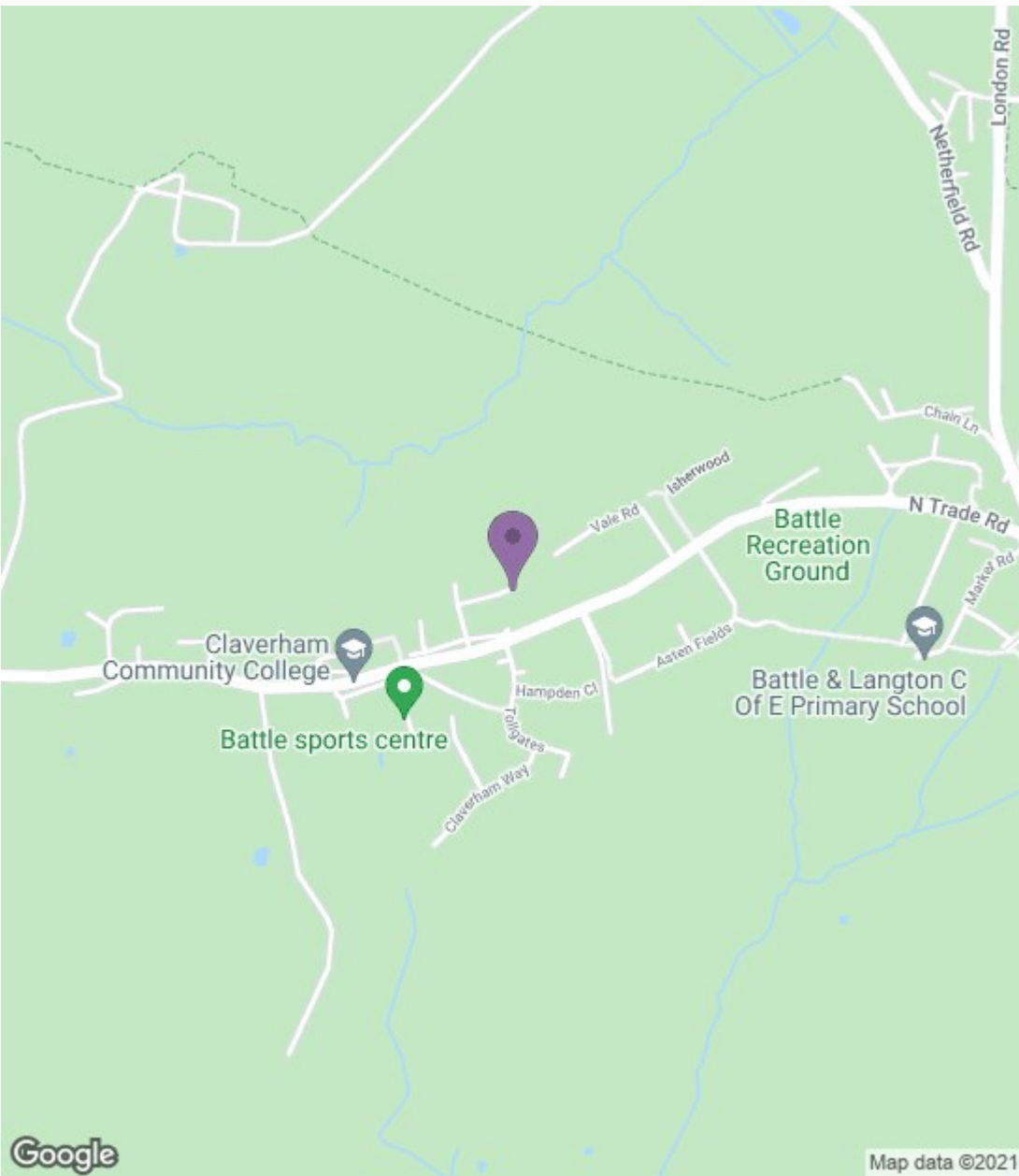






TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

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