

**RUSH
WITT &
WILSON**



**6, Caldbec Court Caldbec Hill, Battle, East Sussex TN33 0JU
£254,950**

Rush Witt and Wilson are delighted to bring to the open market this opportunity to purchase this apartment within this highly desirable purpose built block. With some of what can only be described as the best views in Battle, being only a short walk to Battle centre this property is perfect for somebody looking for retirement living.

The property benefits from generous living accommodation internally with the requirement of some light updating, allowing any prospective purchaser the opportunity to create the perfect home they desire. Externally communal gardens to the rear which also enjoys the stunning view and the added benefit of a garage and long 999 year lease granted in 1963.

Viewings come highly recommended via appointed agents Rush Witt & Wilson.

Property approached via driveway and path to a uPvc glazed communal front door, leading into:-

Communal Entrance

Stairs lead up with the benefit of a stair lift to the the second floor and a private wooden and glazed front door leading into:-

Entrance Hall

Radiator, ceiling lighting and space for coats and boots.

Cloakroom

Fitted with a low level w.c, wash hand basin with hot and cold taps, ceiling lighting and double glazed obscured window to front aspect.

Sitting Room

16'30 x 15'40 (4.88m x 4.57m)

Enjoying a stunning outlook over the communal gardens and with breath taking uninterrupted views over the neighbouring farmland towards the back of St Marys church and across to Battle Great Woods, via double

glazed windows and a uPvc double glazed door with access onto a balcony. decorative ceiling rose and coving, two radiators, wall mounted lighting and return door to inner hallway.

Inner Hall

Ceiling lighting, entry phone and airing cupboard.

Kitchen

12'93 x 9' reducing to 7'45 (3.66m x 2.74m reducing to 2.13m)

Fitted with a matching range of wall and base mounted units with work surface over, space for washing machine and fridge/freezer, integral oven and four ring gas hob, integral dishwasher, stainless steel sink with drainer and mixer tap. double glazed window to front aspect, access from both the entrance hall and inner hallway, ceiling lighting and wall mounted gas fired boiler.

Bedroom One

12'65 x 12'92 (3.66m x 3.66m)

Enjoying a dual aspect via double glazed windows with stunning views over the rear communal gardens with far reaching countryside views and a uPvc glazed door with access onto the balcony, ceiling lighting, radiator and built-in wardrobe.

Bedroom Two

11'54 x 10'13 (3.35m x 3.05m)

Enjoying a dual aspect via double glazed windows to the front and side of the property, ceiling lighting, radiator and built-in wardrobes.

Shower Room

Fitted with a low level w.c, wash hand basin with hot and cold taps, large shower cubicle with concealed fittings and shower attachment and built-in seat, ceiling lighting, obscured double glazed window to side aspect and heated towel rail.

Outside

Single Garage

There is a single garage with an up and over door as part of a block. Numbered 6. There is also a bin storage area.

Communal Gardens

The large communal gardens are beautifully maintained and principally laid to lawn with the elevated section enjoying stunning views across the neighbouring farmland and towards Battle Abbey., with an umber of seating areas arranged to take in the best views. There is a flower and shrub planted area and access via either side of the building.

Charges

We have been advised the property has the remains of a 99 year lease form 1963. The service charge tbv is £2450pa with ground rent payable of £15pa for the property and £15pa for the garage.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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 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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