

19 Field Way, Battle, East Sussex TN33 0FT
£220,000 Leasehold

**** SHARED OWNERSHIP ** This delightful detached house is a splendid opportunity for families seeking a modern home in a vibrant community. Part of a recent development, the property is conveniently located within walking distance of both excellent primary and secondary schools, making it an ideal choice for families with children. Additionally, the bustling High Street, rich in history and amenities, is just a short stroll away, along with the mainline station providing direct services to London Charing Cross. Upon entering the property, you are welcomed by a spacious entrance hall that leads to cloakroom and the dual aspect sitting room which is bathed in natural light, creating a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The integral high gloss kitchen/breakfast room is both stylish and functional, offering a wonderful space for family meals and gatherings. The accommodation boasts three generously sized bedrooms, with the master suite featuring a walk-in wardrobe and an en-suite shower room, providing a private retreat for the homeowners. A family bathroom serves the additional bedrooms, ensuring comfort and convenience for all. Outside, the property benefits from ample off-street parking, a valuable asset in this sought-after area. The lawned and enclosed rear garden offers a peaceful outdoor space, ideal for children to play or for hosting summer barbecues. This property presents a perfect blend of modern living and community spirit, making it a must-see for those looking to settle in the picturesque town of Battle.**







Shared Ownership Eligibity
You must be at least 18 years old.
Outside of London your annual household income must be less than £80,000.
You cannot own another home. Shared Ownership purchasers are often first-time buyers but if you do already own another property (either in the UK or abroad), you must be in the process of selling it.
You should not be able to afford to buy a home suitable for your housing needs on the open market.
You must show you are not in mortgage or rent arrears.
You must be able to demonstrate that you have a good credit history.

Property approached via pathway leading to a composite and glazed front door:

Entrance Hall
Spacious area with electric consumer unit, thermostatic controls to central heating, radiator, fully carpeted stairs leading to the first floor, two storage cupboards, doors off to the following:

Cloakroom/WC
Double glazed obscure window to front aspect, fitted with a low level wc, wash hand basin with mixer tap, radiator and extractor fan.

Kitchen/Breakfast Room
16'5 x 10'8 (5.00m x 3.25m)
Enjoying a dual aspect with double glazed windows to the front and a set of double glazed double doors with rear garden access, the kitchen forms a slightly irregular shape comprising high gloss wall and base mounted units with a wood effect work surface and matching upstands, one and a half bowl stainless steel sink with drainer and mixer tap, integral washing machine, dishwasher, oven with four ring gas hob, stainless steel cooker hood over, cupboard housing wall mounted gas fired boiler, radiator, space for breakfast table.

Sitting Room
16'4 x 10'10 (4.98m x 3.30m)
Enjoying a dual aspect with double glazed window to the front and double glazed double doors to the rear with garden access, radiator.

First Floor

Landing
Double glazed window to rear aspect, radiator, loft hatch access via a pull down ladder to a part boarded loft with light, doors off to the following:

Bedroom One
11'5 x 10'11 (3.48m x 3.33m)
Double glazed window to front aspect, radiator, walk in wardrobe with hanging rail, high level shelf and lighting, door leading into:

En-Suite Shower Room
Double glazed window to rear aspect, fitted with a low level wc, wash hand basin with mixer tap, large shower cubicle, part tiled walls, inset ceiling lights, extractor fan, shaving point, chrome heated towel rail.

Bedroom Two
11'3 x 8'4 (3.43m x 2.54m)
Double glazed window to front aspect, radiator.

Bedroom Three
11'2 x 8' (3.40m x 2.44m)
Double glazed window to rear aspect, radiator.

Bathroom
Double glazed window to front aspect, fitted with a low level wc, pedestal wash basin with mixer tap, panel enclosed bath with mixer tap and separate shower over, part tiled walls, chrome heated towel rail, shaving point, extractor fan.

Outside

Front Garden
The property forms a corner shape with a copper beach hedge, mature shrubs and a small area of lawn.

Parking
Located to the right hand side of the property with a tandem three space parking bay, gated access into the rear garden.

Rear Garden
Laid to lawn with a paved seating area running adjacent to the rear of the property, enclosed with close board timber fencing, gated side access, further pathway leading to the parking area.

Service Charge
The vendor currently owns 50% of the property which is equal to £225,000 this requires an additional rent of £614.51 pcm and a service charge of £591.12 per annum, this includes ground rent. Full ownership is also available.

Agents Note
Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

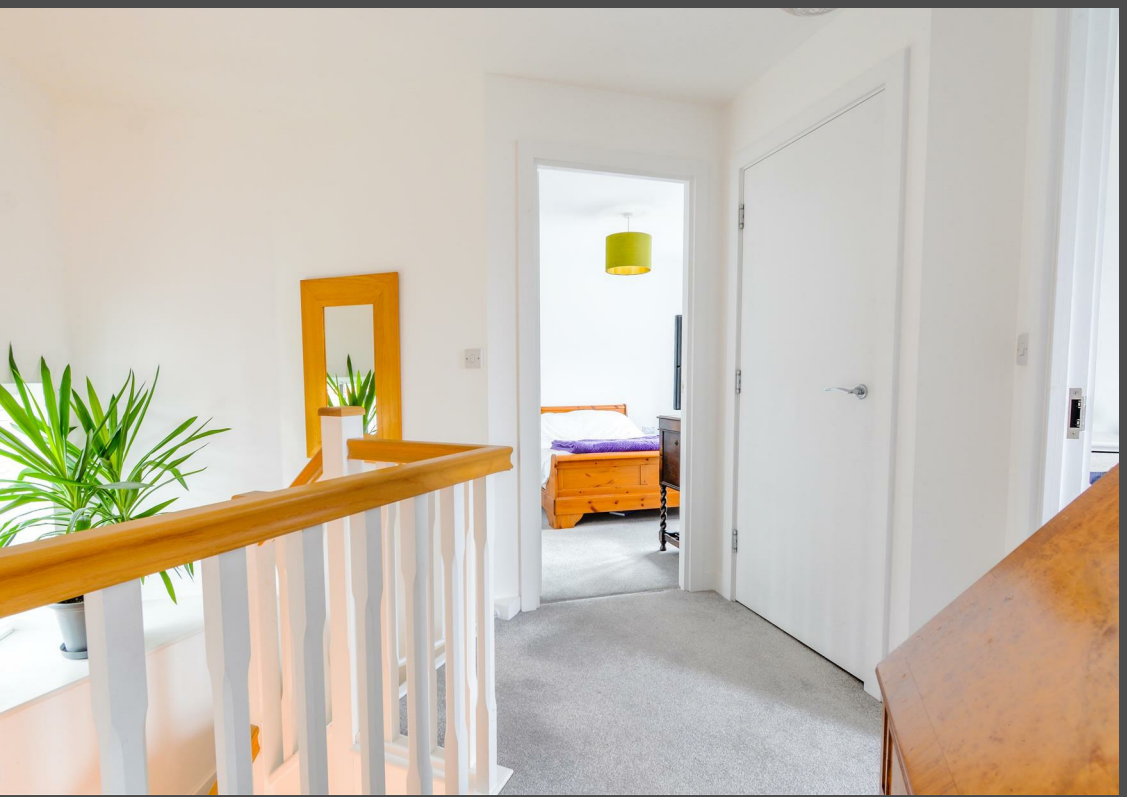
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

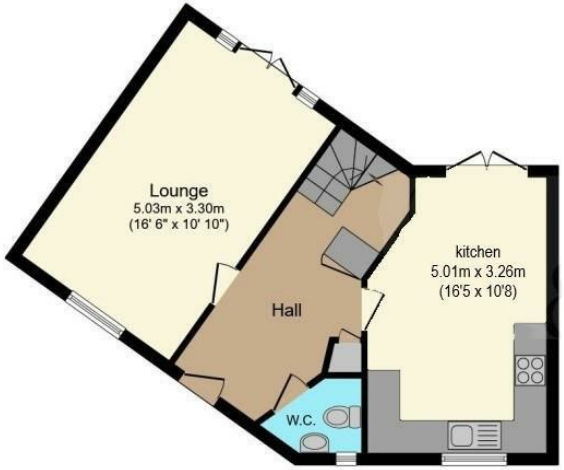
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Ground Floor



First Floor

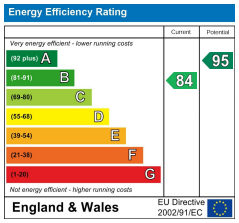


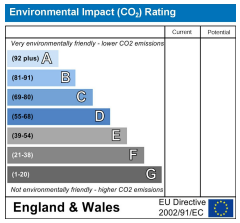


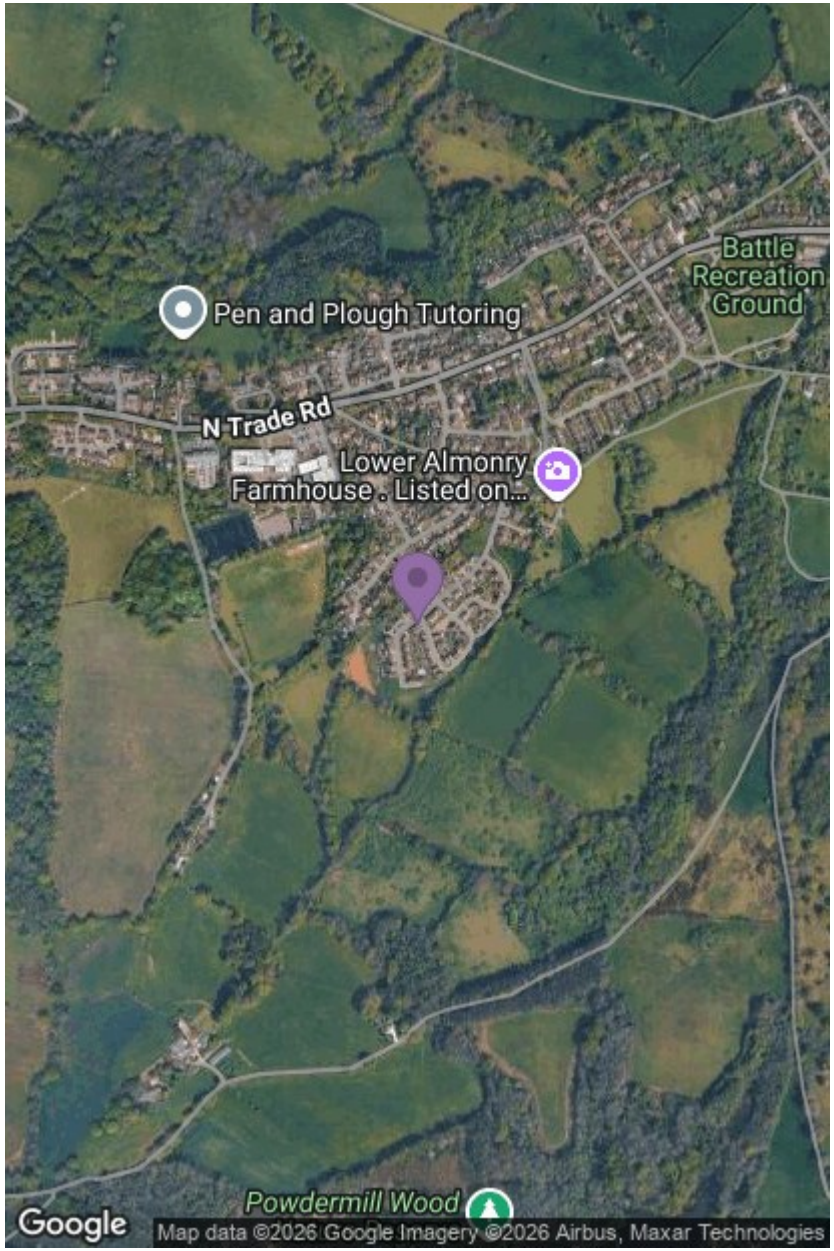


Total floor area 95.5 m² (1,028 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.













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