

**RUSH  
WITT &  
WILSON**



**1 Lewins Court, Mount Street, Battle, TN33 0EP  
£299,950**

**Rarely available within such a close proximity to the bustling High Street is this light, airy and spacious ground floor apartment. With a private entrance and courtyard garden.**

**Situated within a purpose built block with the benefit of a share of the freehold and conveniently located within walking distance of the local shops, doctors, dentist and all the local amenities with a mainline station to London Charing Cross a short drive away. The property is approached via a side gate that leads to a private front door, with accommodation comprising an entrance hall with built-in cupboards, dual aspect sitting/dining room, kitchen, shower room, cloakroom and two well proportioned bedrooms with the main bedroom having built-in wardrobes. Outside there is an allocated parking space and a low maintenance rear garden.**

**\*\*\*\*\* Offered to the market CHAIN FREE \*\*\*\*\***



Property approached via a pathway with gated side access leading to a private uPvc front door with a covered entrance.

### **Entrance Hall**

With ceiling lighting, radiator and two built-in cupboards with lighting.

### **Sitting/Dining Room**

23'4 x 11'4 reducing to 6'9 (7.11m x 3.45m reducing to 2.06m)

Enjoying a dual aspect with double glazed windows to the front and a double glazed door with glazed panels to the rear with views onto the courtyard garden and over the neighbouring rooftops towards Battle Great Wood. With wall mounted lighting, two radiators and sliding door into:-

### **Kitchen**

7'4 x 8'4 (2.24m x 2.54m)

Fitted with a matching range of wall and base mounted units with a work surface over, tiled surround, 1 1/2 bowl sink with drainer and mixer tap, integral eye level oven and four ring gas hob with cooker hood over, space for washing machine and fridge, wall mounted gas fired boiler, ceiling lighting and double glazed window to rear garden aspect.

### **Bedroom One**

14'9 x 12'6 measured to the fitted wardrobes (4.50m x 3.81m measured to the fitted wardrobes) With double glazed window to front aspect, ceiling lighting, radiator and four built-in cupboards/wardrobes with a mix of hanging rails and shelving.

### **Shower Room**

Fitted with a pedestal wash hand basin with hot and cold taps, corner shower cubicle, part tiled wall, radiator, ceiling lighting and double glazed obscured window to rear aspect.

### **Cloakroom**

Fitted with a low level w.c, extractor, ceiling lighting and part tiled walls.

### **Bedroom Two**

10'2 x 11'6 (3.10m x 3.51m)

With double glazed window to rear aspect with roof top views across to Battle Great Wood, ceiling lighting and radiator.

### **Outside**

#### **Rear Garden**

The delightful rear courtyard garden is a good size and is accessed via the side gate and from the sitting/dining room. It's currently low maintenance and paved with ample space for seating and with mature shrub planted borders and enclosed with a combination of fencing, brick wall and hedgerow.

#### **Parking**

We have been advised that parking bay 1 is allocated to this property.

#### **Services and charges**

We have been advised the property benefits from the remains of the 999 years lease from 1964 and that a service charge of £1500pa is payable (to be verified).

#### **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.

Council Tax Band C







GROUND FLOOR  
838 sq.ft. (77.8 sq.m.) approx.



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

TOTAL FLOOR AREA: 838 sq.ft. (77.8 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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Residential Estate Agents  
Lettings & Property Management



88 High Street  
Battle  
TN33 0AQ  
Tel: 01424 774440  
battle@rushwittwilson.co.uk  
www.rushwittwilson.co.uk