

**RUSH
WITT &
WILSON**



**Market Road, Battle, East Sussex TN33 0XA
£230,000**

This delightful and exceptionally well presented apartment is centrally located in the heart of the bustling market town of Battle, within walking distance of the local shops and amenities. Forming part of a much sought after warden managed over 55's development.

The property is privately tucked away to the rear of the development with a STAIR LIFT to the first floor. A private entrance benefits from a large built-in storage cupboard, a modern high gloss kitchen, open sitting/dining room flooded with natural light with a view over the communal gardens, two light and spacious double bedrooms and a modern shower room.

This superb apartment, need to be viewed to really appreciate the fantastic location and finish on offer.

***** Available chain Free *****

Property approached via a pathway leading to a covered entrance and communal entrance with entry phone system. Stairs then lead up to the first floor. It should be noted that this flat has a stairlift installed in the communal space which we have been advised the owner intends to leave.

Private front door leads into:

Entrance Hall

With entry phone, call assist monitor to the onsite warden, ceiling lighting, electric Haverland digital

programmable heater, airing cupboard housing immersion tank and shelving, loft hatch access and large storage cupboard with sliding doors.

Kitchen

11'6 x 7'2 (3.51m x 2.18m)

Fitted with modern high gloss cream wall and base mounted units with a complementing worksurface, 1 1/2 bowl sink with drainer and mixer tap, integral fridge/freezer and eye level oven and grill, four ring electric hob, space for washing machine and slimline dishwasher, ceiling lighting, attractive surround and double glazed window overlooking the communal garden.

Dining Room

9'5 x 6'10 (2.87m x 2.08m)

With double glazed window overlooking the communal gardens, ceiling lighting and electric Haverland digital programmable heater. Can be accessed via a doorway from the kitchen and opens directly into the sitting room.

Sitting Room

14'2 x 11'6 (4.32m x 3.51m)

Double glazed window with aspect over the communal gardens, wall and ceiling lighting, electric Haverland digital programmable heater and feature fireplace with coal effect electric fire.

Bedroom One

10'10 x 12'2 (3.30m x 3.71m)

Double glazed window to side aspect, ceiling lighting, electric Haverland digital programmable heater and built-in wardrobe with sliding doors.

Bedroom Two

9' x 12' (2.74m x 3.66m)

Double glazed window to side aspect, ceiling lighting and electric Haverland digital programmable heater.

Shower Room

5'4 x 9'2 (1.63m x 2.79m)

Fitted with a concealed low level w.c, vanity wash hand basin with mixer tap and storage beneath, built in medicine cabinet, large shower cubicle with electric Triton shower, tiled walls, ceiling lighting, chrome heated towel rail and double glazed window to side aspect.

Communal garden

There are beautifully maintained communal gardens.

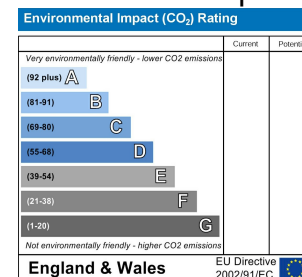
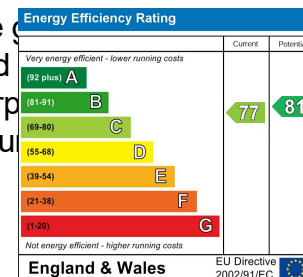
Charges

Service charges and ground rent to be confirmed.

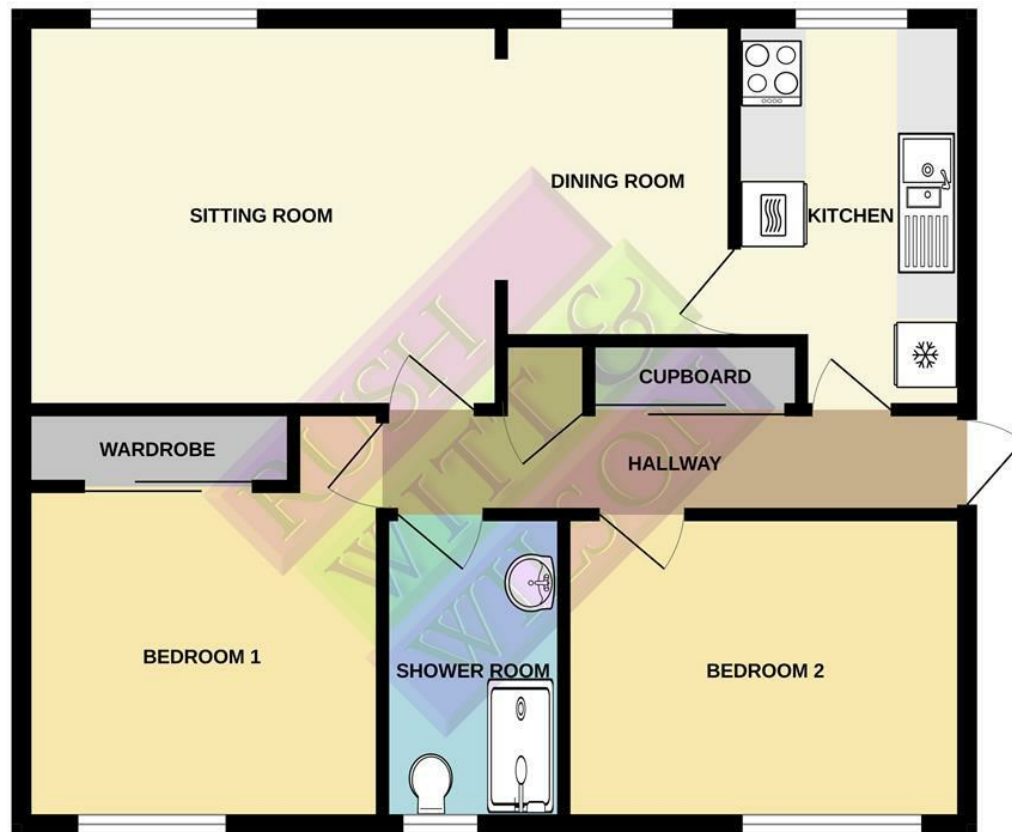
Agents Notes

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

It should also be noted that measurements quoted are for the property and not the communal space.



GROUND FLOOR



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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