RUSH WITT & WILSON

21 Frederick Thatcher Place, North Trade Road, Battle, TN33 0HW
£325,000

Rush Witt & Wilson are proud to present to the market this well presented home in this prestigious private development in a favoured and convenient position to nearby Battle High Street with local amenities, schools and a mainline station serving London Charing Cross. The property is located to the rear of this friendly and secure development, close to the communal lawned gardens and neighbouring woodland with access to countryside walks.

The spacious and bright accommodation comprises an entrance hall, cloakroom, dual aspect sitting room with access onto the rear courtyard, a dual aspect kitchen/dining room, two double bedrooms, a spacious family bathroom and en-suite shower room. Outside there are beautifully maintained communal gardens and two allocated parking spaces.

Offered to the market chain free

Property approached via a shared pea shingle driveway leading to allocated parking and further visitors parking. A pathway leads up to:-

Covered Entrance
With exterior lighting and solid wooden door leading into:-

Entrance Hall
With stairs to the first floor, under stairs storage, ceiling lighting and radiator.

Cloakroom
Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, part tiled walls, ceiling lighting, radiator, extractor and obscured wooden double glazed window to rear aspect.

Sitting Room
15'8 x 13'7 (4.78m x 4.14m)
Enjoying a dual aspect with wooden double glazed windows to the front and a set of French doors to the rear flooding the room with natural lighting, wall mounted lighting, radiator and stone fireplace with coal effect electric fire.

Kitchen/Dining Room
12' x 15'6 (3.66m x 4.72m)
Fitted with a matching range of wall and base mounted units with a complementing worksurface over, 1 1/2 bowl sink with drainer and mixer tap, integral oven with four ring electric hob and cooker hood over, integral fridge/freezer, washing machine and tumble dryer, inset and wall mounted lighting, radiator, dual aspect wooden double glazed windows, cupboard housing wall mounted gas fired boiler and space for dining table.

First Floor

Landing
With dual aspect wooden double glazed windows flooding the landing with natural light, ceiling lighting, radiator and loft hatch access.

Bedroom One
12' x 11'2 (3.66m x 3.40m)
With wooden double glazed windows to front aspect, wall mounted lighting, radiator and large airing cupboard/wardrobe.

En-suite Shower Room
Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, shower cubicle, part tiled walls, ceiling lighting, radiator, extractor and wooden double glazed window to rear aspect.

Bedroom Two
13'8 x 9'6 (4.17m x 2.90m)
With double glazed wooden windows to front aspect, wall mounted lighting and radiator.

Bathroom
13'7 x 5'6 (4.14m x 1.68m)
Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with mixer tap and shower attachment, part tiled walls, ceiling lighting, radiator, extractor and wooden double glazed obscured window to rear aspect.

Outside

Parking
There are two allocated space one located to the front of the property the other to the rear in the courtyard. With further visitors spaces.

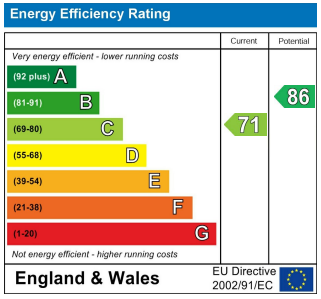
Garden
There is a small paved open seating area to the rear, ideal for a table and chairs and some potted plants. The lawns to the front are maintained within the maintenance charges along with the lawned area to the rear which is communal and has access to woodland walks.

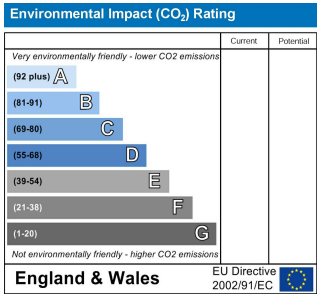
Charges
We have been advised there is a residence association in place to manage the communal spaces. a charge of £104pcm is payable toward this. (To be verified).

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

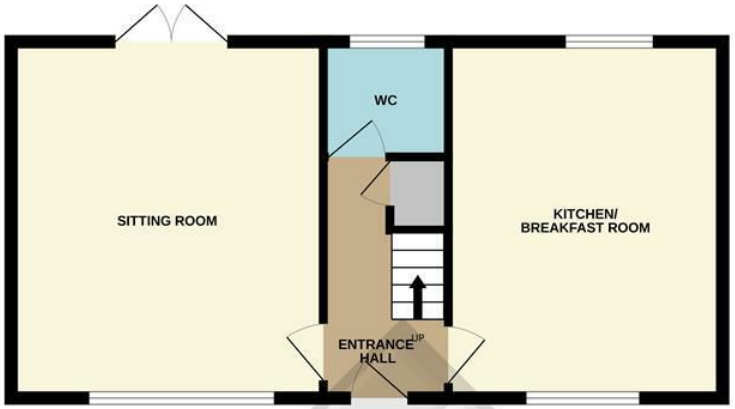
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council tax band D

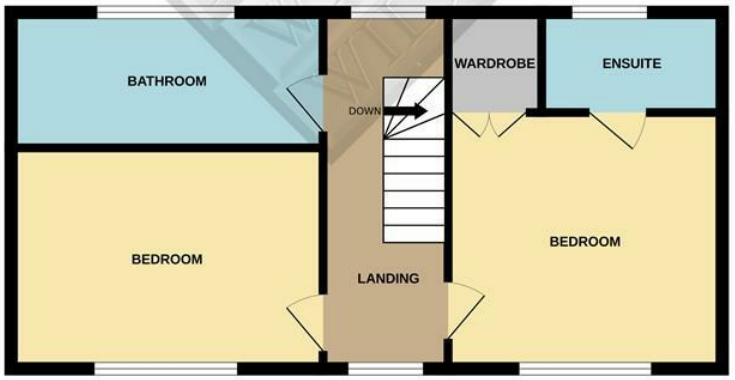




GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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The Property Ombudsman
Relocation agent network