1 Yew Tree House Wheel Lane, Westfield, East Sussex TN35 4SG
Offers In Excess Of £290,000 Share of Freehold

Set in a rural lane location surrounded by fields and vineyards, whilst being a short drive to the Market Town of Battle with a mainline station to London Charing Cross, is this stunning ground floor apartment forming part of a period country house. Ideal for anyone looking for the ease of downsizing to a more manageable property, a superb second home or lock up and leave. The property dates from 1862 which was then part of the Bowes Lyon estate and later owned by the 15th Earl of Strathmore and Kinghorne, brother of the Queen mother. Converted in 1983 this unique property offers the convenience of apartment living with the rural idyll of country life. The deceptively spacious accommodation has its own private entrance and is flooded with natural light and enjoys a pleasant outlook over the surrounding grounds. Benefiting from a share of the freehold and use of a residents guest room. The well proportioned accommodation retains a number of delightful period features and comprises an entrance hall, delightful kitchen/dining room, sitting room with wood burning stove, inner hallway with utility area and back door with direct access onto the grounds, three bedrooms with an en-suite shower room to the master bedroom and a further well appointed bathroom. Outside there are mature well maintained communal gardens, residences and guest parking and a private timber shed/workshop. An internal viewing is highly recommended to fully appreciate the space on offer in this superb setting.

The property is approached via a gated driveway leading into the communal grounds.

Private Entrance
To the front and rear of the property.

Entrance Hall
Tiled floor, attractive coving, space for coats and boots, wooden glazed window to front, traditional wooden door and step leading down into:

Kitchen/Dining Room
13'10 x 18'11 reducing to 14'2 (4.22m x 5.77m reducing to 4.32m)
This spacious room is fitted with contemporary base mounted units and further matching full height cupboards, Corian work surface over with drainer and integrated sink and mixer tap, tiled surround, integral Britannia oven with Bosch electric hob, Bosch dishwasher, space for large fridge/freezer, engineered flooring, inset ceiling lighting, ample space for large dining table. Enjoys a dual aspect with beautiful traditional lead glazed windows framing the view over the communal gardens with further window to the rear, door into sitting room and further door leading into the inner hallway.

Sitting Room
18'2 x 16'8 (5.54m x 5.08m)
Flooded with natural light via the large traditional wooden windows to front, engineered flooring, two double covered radiators, fireplace housing a wood burning stove on a tiled hearth with a wooden mantle, traditional door leading from the kitchen/dining room into:

Inner Hallway
36' x 3'8 (10.97m x 1.12m)
Engineered wooden flooring, radiator with covered unit incorporating open dresser style shelving, utility area with space for washing machine and tumble dryer, wooden glazed window to side, wooden door with access onto a courtyard area.

Bathroom
9'9 x 5'1 (2.97m x 1.55m)
Fitted with a matching white heritage suite comprising a low level w/c, pedestal hand basin with mixer tap, bath with Victorian style mixer tap and shower attachment, tiled floor, partially tiled walls, heated towel rail, traditional double glazed opaque window to side.

Bedroom One
16' x 13'10 reducing to 10'2 (4.88m x 4.22m reducing to 3.10m)
Traditional wooden glazed windows to side with an aspect over the courtyard, double radiator, built-in storage cupboards.

En-Suite
Fitted with a low level w/c, vanity hand basin with mixer tap and storage beneath, shower cubicle, tiled floor, part tiled walls, inset ceiling lighting, heated towel rail and wooden opaque glazed window to rear.

Bedroom Two
14'2 x 7'11 extending to 13'8 (4.32m x 2.41m extending to 4.17m)
Traditional wooden glazed windows to side, oak flooring, built-in with shelving, storage area with hanging rail, radiator.

Bedroom Three
10'7 x 9'8 (3.23m x 2.95m)
Forming an irregular shape with traditional wooden glazed window to front, built-in storage cupboard, radiator.

Outside

Communal Gardens
There are stunning well maintained and established mature communal gardens to the front and rear with a pond, cloths drying area and private shed/workshop which is approximately measuring 8' x 12. There is a rear courtyard accessed via the back of the apartment. Whilst this is not privately owned by the flat they have had permission to landscape and plant this area for their use.

Parking
There are two allocated parking spaces.

Leasehold Information
We have been advised this property is a share of the Freehold between the nine flats and they have a management company in place. There are 983 years remaining on the lease.

The annual service charge £6,200, however the vendor has informed us that this is variable according to your needs, this includes all your heating, hot water, building insurance and garden maintenance. (There is a central boiler that supplies heating and hot water to all the flats)

Further Information
There is a guest bedroom on the ground floor of the communal entrance hall which all the owners have a key for and can be booked for guests to stay over with a w/c and wash hand basin.

Agents Note
Council Tax Band - C

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:

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50
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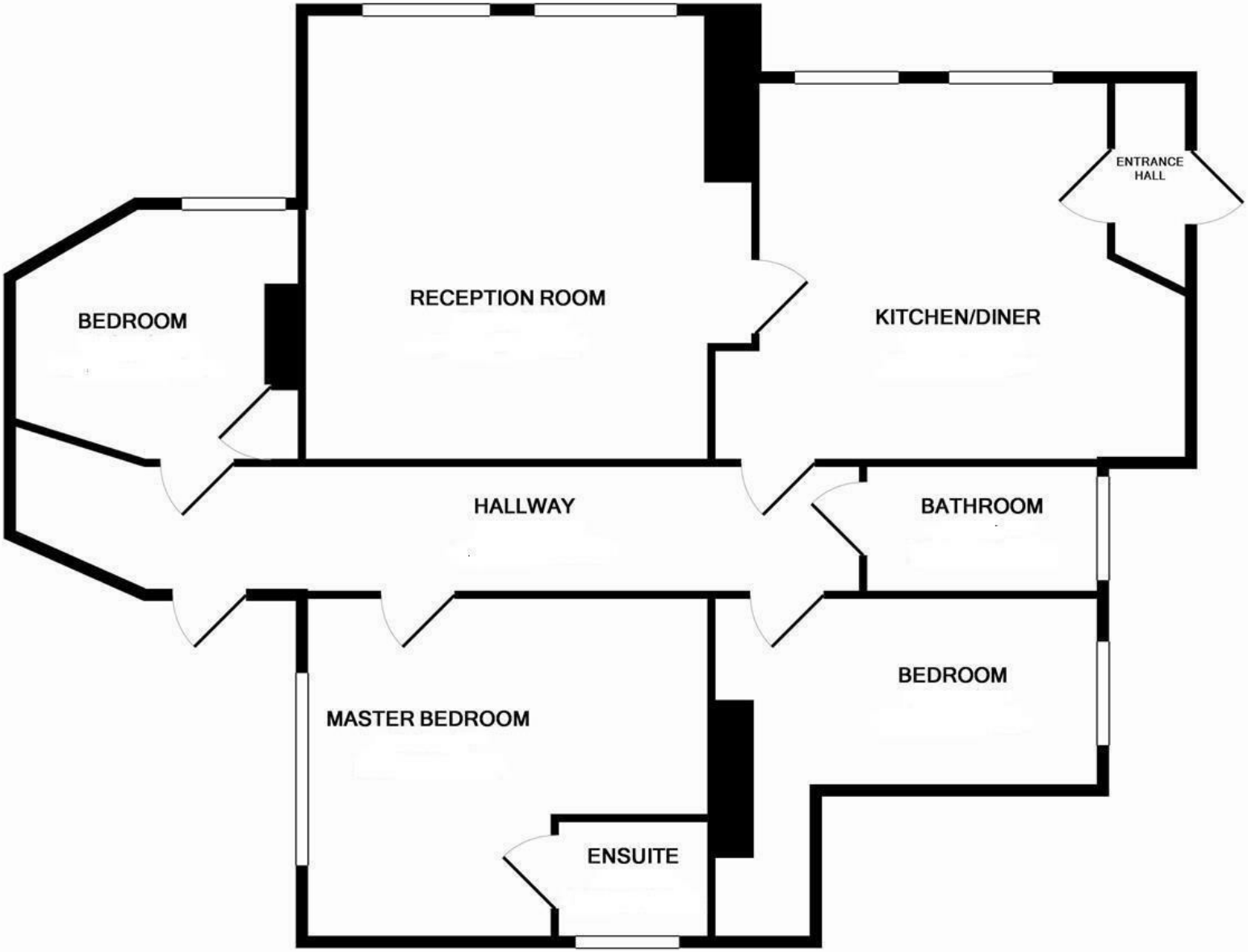

TOTAL APPROX. FLOOR AREA 1295 SQ.FT. (120.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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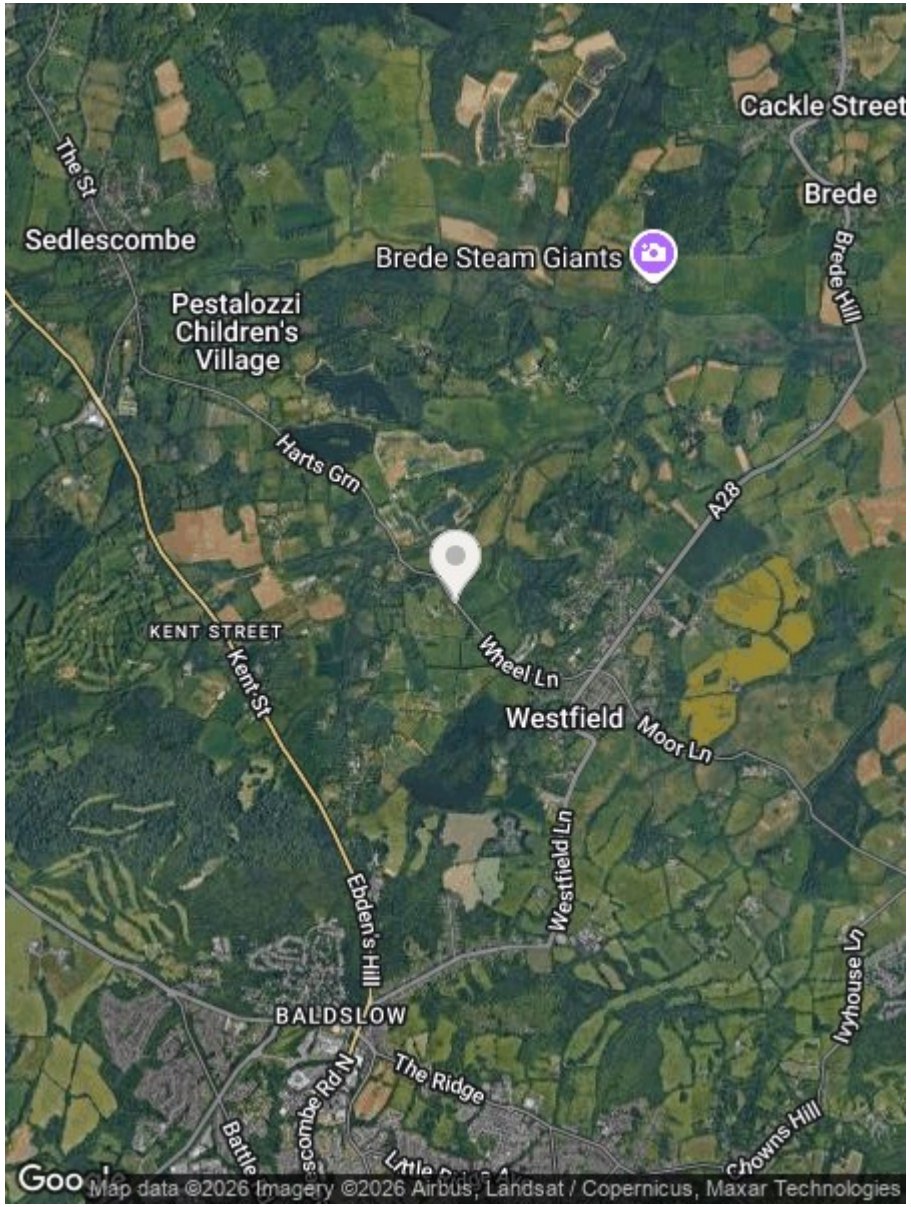

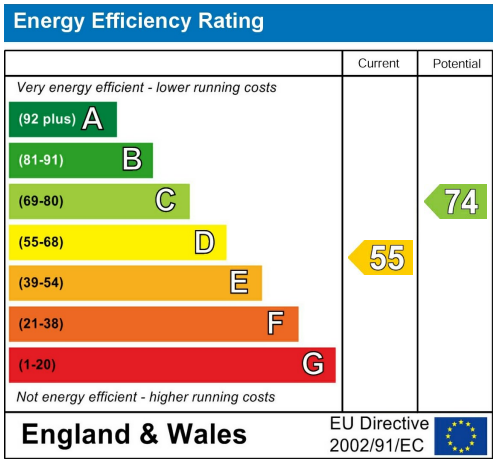

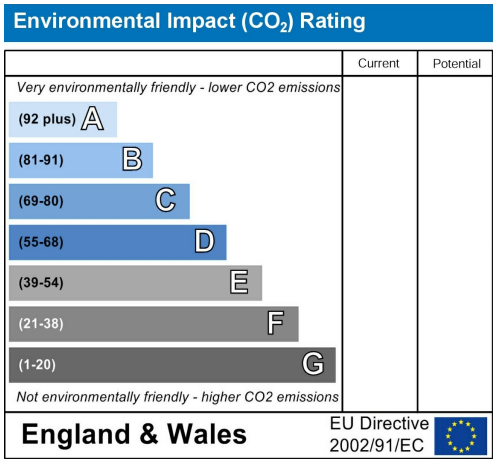

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