

**RUSH  
WITT &  
WILSON**



**11 Marley Gardens, Battle, East Sussex TN33 0DJ  
£184,950**

This spacious first floor flat is conveniently located within walking distance of the mainline station serving London Charing Cross.

The accommodation comprises a dual aspect sitting/dining room, kitchen, two double bedrooms and a bathroom. Outside there is a private store cupboard and access to the communal lawned garden. This property would make an ideal first time buyers home or as a buy to let investment and is available with no onward chain.

Property approached via pathway. Leading to a communal door and entrance with a private storage cupboard (the middle one).

Stairs lead up to the first floor to a private front door and into:-

#### Entrance Hall

Tiled floor, wall mounted lighting, built-in cupboard and further cupboard housing the wall mounted gas fired boiler.

#### Sitting/Dining Room

16'7 x 8' (5.05m x 2.44m)

Enjoying a dual aspect via double glazed windows to the front and side of the property, radiator and inset ceiling lighting.

#### Kitchen

8'9 x 9'3 (2.67m x 2.82m)

Fitted with wall and base mounted units with wooden work surface over, 1 1/2 bowl sink with drainer and mixer tap, integral oven with four ring gas hob and cooker hood over, space for washing machine and fridge/freezer, tiled floor, tiled surround, inset lighting, radiator and double glazed window to side aspect.

#### Bedroom One

12'5 x 9'2 (3.78m x 2.79m)

Double glazed window to front aspect, ceiling lighting, radiator and built-in wardrobe.

#### Bedroom Two

12'5 x 8'8 (3.78m x 2.64m)

Double glazed window to side aspect, ceiling lighting, radiator and built-in wardrobe.

#### Bathroom

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, bath with hot and cold taps and shower over, part tiled walls, tiled floor, radiator, obscured double glazed window and ceiling lighting.

#### Outside

#### Communal Garden

There is a lawned garden with gated rear access and bin storage area. this is shared by the four flats.

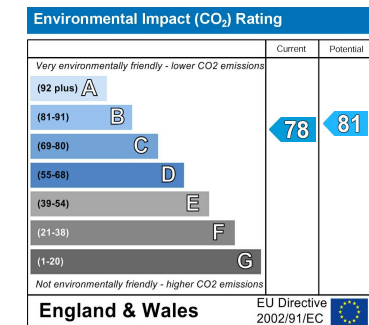
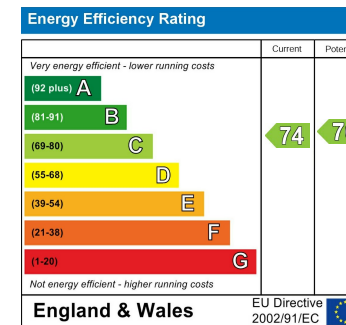
#### Charges

We have been advised the property had a 125 year Lease from 1988. We are awaiting verification of the service charges and ground rent.

#### 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.





TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 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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