

3 Caldbec Court Caldbec Hill, Battle, TN33 0JU
£249,950 Leasehold

Wake to spectacular views over Battle Great Woods and the rolling countryside beyond from this spacious two bedroom first floor apartment, where a private balcony lets the landscape become part of everyday life, whether that means a summer evening outside or simply watching the weather roll in across the valley. Reached via a communal entrance hall with a telephone entry system and stairlift, the purpose built flat offers bright, well proportioned accommodation with gas central heating and double glazing throughout, making it a wonderfully easy place to call home. The generous living and dining room is the heart of the flat, its picture window and glazed balcony door framing distant views across the woods and countryside, a lovely backdrop for morning coffee or evening wind down. Both bedrooms take in the same tranquil outlook, with the principal bedroom also enjoying direct access to the shared balcony, while fitted wardrobes throughout keep storage neatly out of sight. The kitchen is fully fitted with a range of cabinetry, integrated oven and gas hob, and a serving hatch through to the dining area for easy entertaining, while a recently replaced shower room and separate wc add to the practical appeal. Outside, residents share generous communal grounds that are left to wildflowers through the summer months, a peaceful spot to enjoy the surrounding views, along with a paved courtyard, ample residents parking and a single garage. An outside storage cupboard adds further convenience. Ideally placed for those wanting the ease of level access living without compromising on space or setting, this flat combines comfort, convenience and a genuinely special outlook. Please note the property cannot be sub-let and pets are not permitted.








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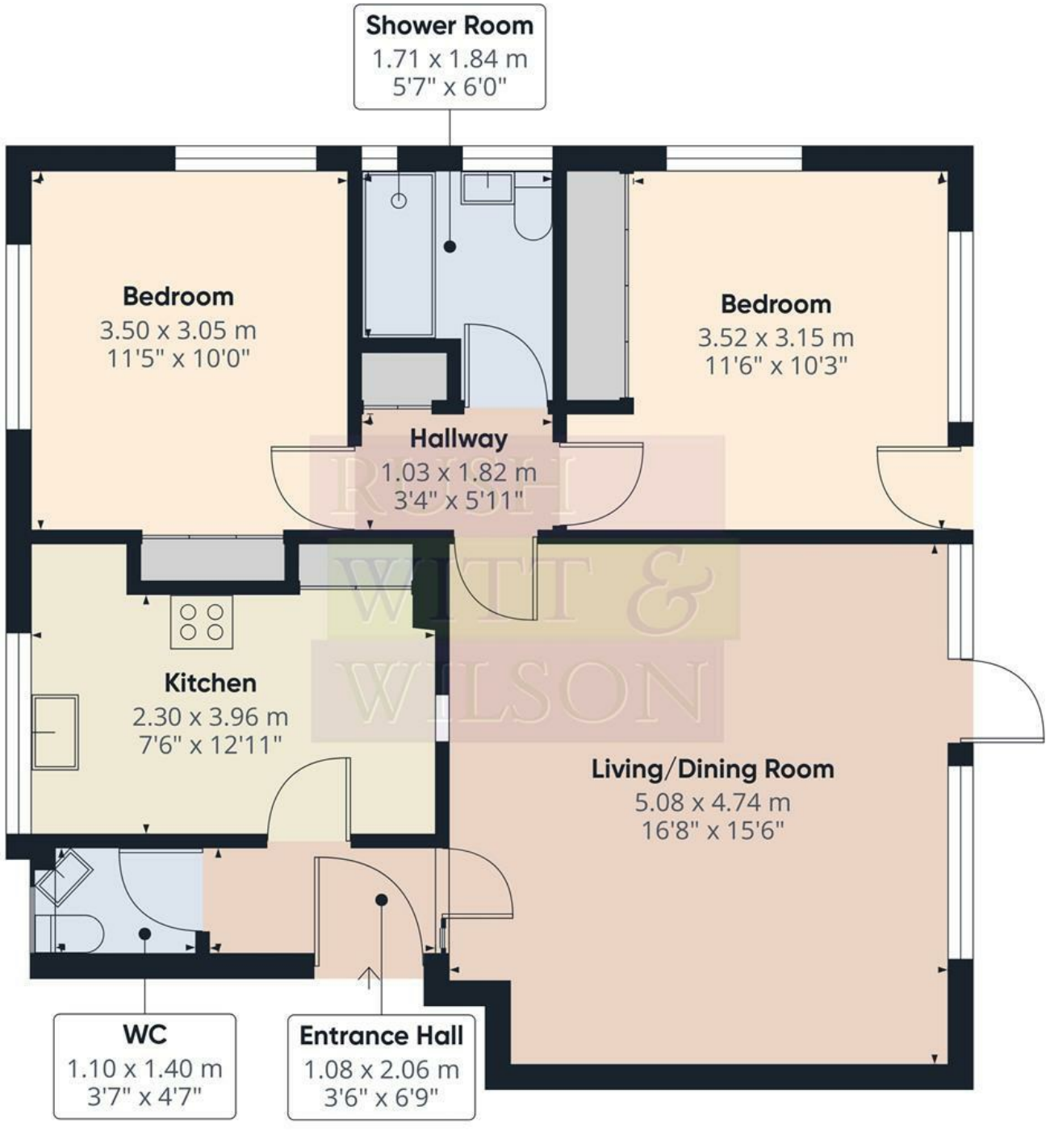

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Approximate total area(1)

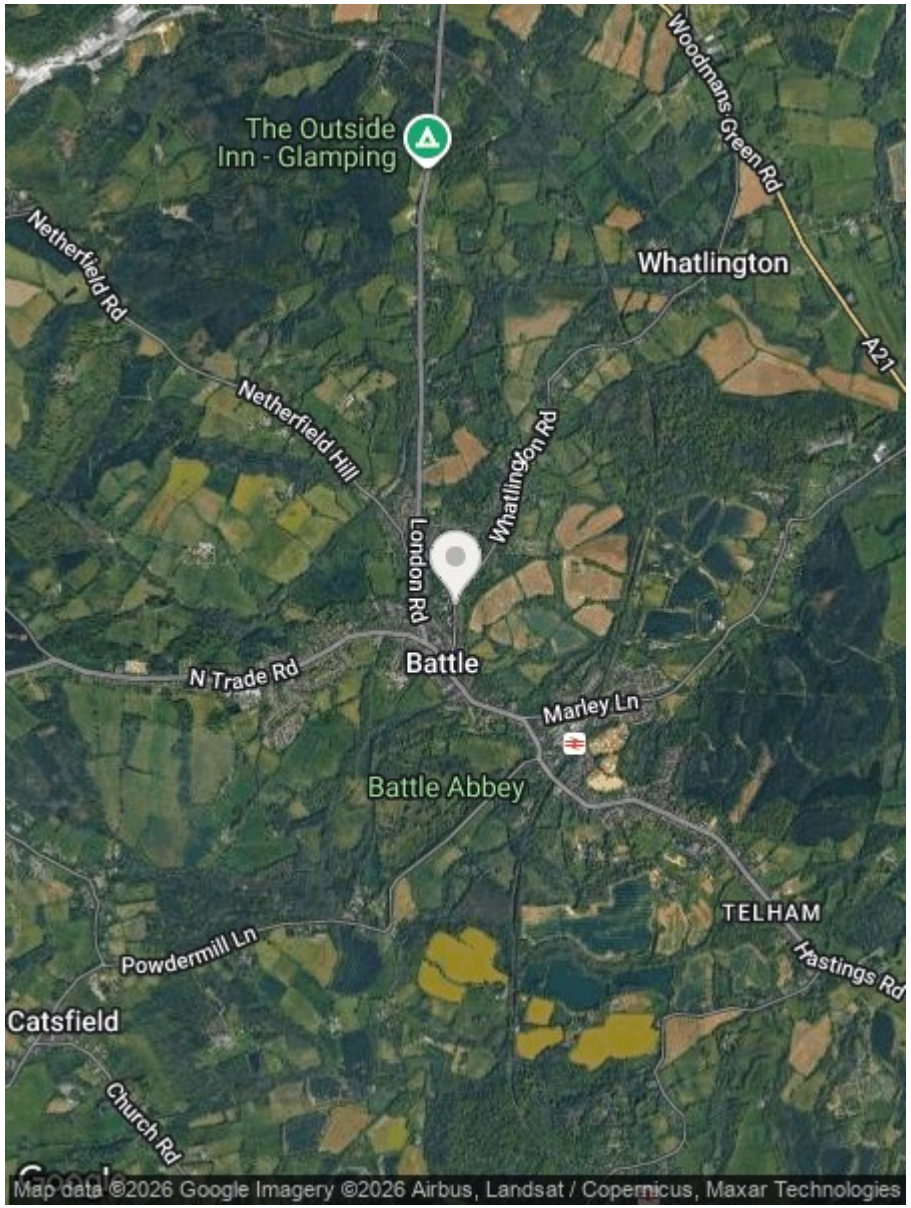
69.5 m²

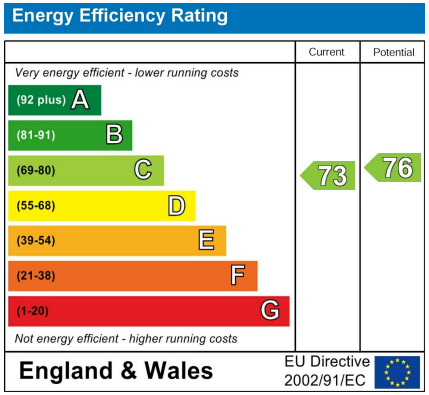
745 ft²

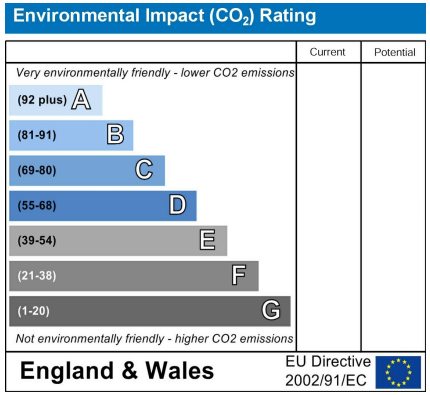
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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