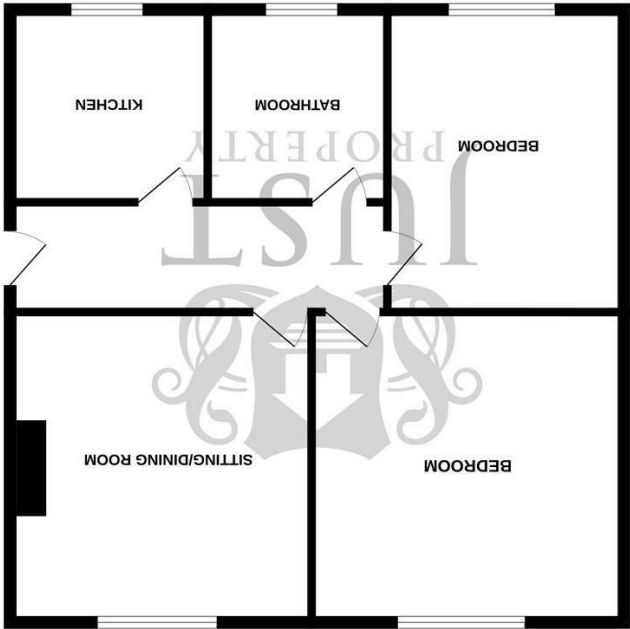




England & Wales			
EU Directive 2002/91/EC			
Potential	Current		
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
60			
78			

Values shown are based on the current energy efficiency rating of the property. The company has taken every step to ensure the accuracy of the information provided. However, the company does not warrant the accuracy of the information provided. The company is not responsible for any loss or damage caused by the use of the information provided. The company is not responsible for any loss or damage caused by the use of the information provided.



SECOND FLOOR



www.justproperty.net



Flat 3, 115 Hastings Road, Battle, TN33 0TH

Leasehold - Share of Freehold

£184,950





Leasehold - Share of Freehold

£184,950

2 Bedrooms 1 Receptions 1 Bathrooms 667.36 sq ft

PROPERTY DETAILS

CHAIN FREE / SHARE OF FREEHOLD

Located on the outskirts in the charming town of Battle, this delightful second-floor flat on Hastings Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The flat features a spacious reception / dining room, providing a welcoming space for relaxation and entertaining guests. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout. The bathroom is well-appointed, ensuring all your needs are met.

One of the standout features of this property is the off-road parking, accommodating up to two vehicles, which is a rare find in such a desirable location. Residents can enjoy the tranquillity of the area while being just a short distance from local amenities, shops, and transport links.

Living in Battle means you can immerse yourself in the rich history and culture of the town, with its stunning architecture and beautiful countryside nearby. This flat presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living.

We have been advised by the current owners that the property holds a remainder of a 999 year long lease and a Share of the freehold. With a maintenance charge split on an as and when basis.

In summary, this two-bedroom flat on Hastings Road is a fantastic choice for anyone seeking a stylish and convenient home in a sought-after location. Don't miss the chance to make this lovely property your own.

To arrange access for a viewing, contact the vendors choice of sole agents Just Property to see all this wonderful flat has to offer.

Council Tax Band - B



ROOM DIMENSIONS

Side Access Through To Parking

Car Port For Vehicles

Side Entrance To Flat

Stairs Up To Second Floor

Flat Front Door

Entrance Hallway

Kitchen
8'6" x 6'3" (2.611 x 1.930)

Bathroom

Lounge / Diner
13'0" x 11'11" (3.977 x 3.639)

Bedroom
13'0" x 12'0" (3.972 x 3.677)

Bedroom
11'8" x 10'7" (3.558 x 3.234)

FEATURES

- CHAIN FREE
- Share Of The Freehold & Remainder Of 999 Year Lease
- Close To Battle Station
- Second Floor Flat
- Two Bedrooms
- Off Road Parking
- Communal Gardens
- Council Tax Band - B
- Call Just Property To Arrange Access



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.