



2 Tollgates House, 6, Tollgates, Battle, TN33 0JA

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Tel: 01424 839111

Offers In Excess Of £250,000

PCM Estate Agents are delighted to present to the market a RARE AND EXCITING OPPORTUNITY to acquire this TWO BEDROOM GROUND FLOOR APARTMENT situated within a DETACHED VICTORIAN VILLA. The property has access to COMMUNAL GARDENS AND GROUNDS and is conveniently positioned within easy reach of Battle High Street, nearby popular schooling establishments and other amenities.

The property has a PRIVATE FRONT DOOR leading to a spacious and welcoming entrance hall with AMPLE STORAGE, a DUAL ASPECT LOUNGE-SNUG being well-decorated with a WOOD BURNING STOVE, a lovely KITCHEN-DINING ROOM, TWO DOUBLE BEDROOMS and a bathroom with bath and shower. The property is set within GARDENS AND GROUNDS that are mainly laid to lawn, whilst also having access to SHARED PARKING. Modern comforts include gas fired central heating and double glazed windows where stated.

This property is considered ideal for anyone seeking a GROUND FLOOR APARTMENT with LEVEL ACCESS, within this superb region of Battle. Viewing comes highly recommended, please call now to book your appointment.

PRIVATE FRONT DOOR

Opening into:

ENTRANCE HALL

Extending to a large area with solid wood flooring, radiator, high ceilings with picture rail, Victorian detailing around doors, built in storage, double glazed windows to side aspect.

LOUNGE-SNUG

27'7 x 14'9 (8.41m x 4.50m)

Dual aspect room with double glazed windows to front and side elevations having lovely views of the communal gardens and grounds, high ceilings, picture rail, fireplace with wooden mantle and tiled hearth, inset wood burning stove, recessed shelving, two radiator.

KITCHEN-DINING ROOM

14'7 x 14'2 (4.45m x 4.32m)

Bespoke and fitted with a range of base level cupboards and drawers having

solid wood worksurfaces over, tiled splashbacks, inset one & ½ bowl drainer-sink unit with mixer tap, five ring gas hob with waist level double oven and grill, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, space for tumble dryer, breakfast bar seating area, radiator, wood laminate flooring, double glazed windows to side aspect framing views of the communal gardens and grounds.

BEDROOM

12'2 x 11'9 (3.71m x 3.58m)

Wood flooring, radiator, two double glazed windows to side aspect.

BEDROOM

10'5 x 10'3 (3.18m x 3.12m)

Radiator, coving to ceiling, double glazed window and door to rear aspect.

BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, separate corner walk in shower with rain style shower head, pedestal wash hand basin, high flush wc, partially wood panelled walls, tiled flooring, heated towel rail, extractor for ventilation, double glazed window to side elevation.

OUTSIDE

Use of communal gardens which extend to the front and side of the property, laid principally to lawns with mature trees, shrubs and flowerbeds. There is a small patio area to the front of the property which is private to the apartment and there is also use of communal parking facilities.

TENURE

We have been advised by the vendor of the following:

Lease - 999 years from 2023, approximately 997 years remaining.

Maintenance: Approximately £600 per annum including insurance

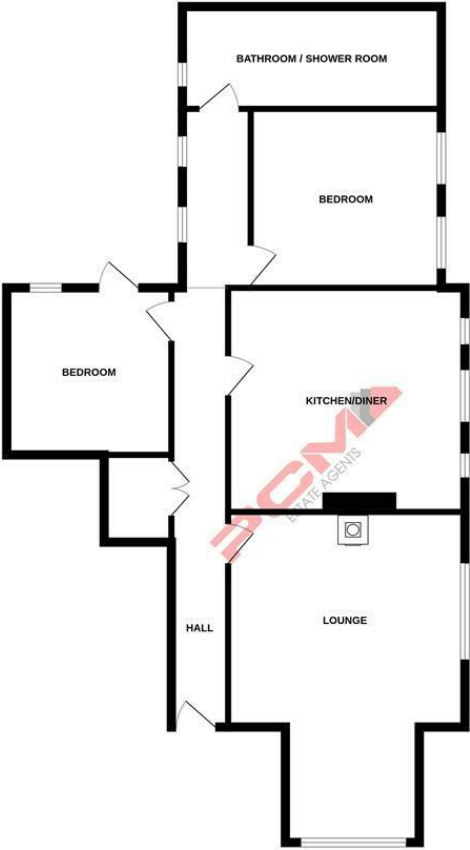
Ground Rent: TBA

Pets: Allowed

Council Tax Band: C



GROUND FLOOR



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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		