

**RUSH  
WITT &  
WILSON**

WOODHAMS CLOSE

**5 Woodhams Close, Battle, East Sussex TN33 0XE  
£139,950**



Conveniently located one bedroom apartment. Within a sought after purpose built block in the center of Battle, providing easy access to local doctors surgery, local shopping facilities and mainline railway station. Internally the apartment is in need of some updating and comprises one double bedroom with built-in wardrobe, sitting room, kitchen, shower room and hallway with storage. Outside the property benefits from an allocated parking space.

The property could suit a first time buy, downsize or and investment buyer.

\*\*\*\*\* Offered to the market chain free  
\*\*\*\*\*

Property approached with a communal front door, stairs then lead to the top floor and private front door leading into:-

### Entrance Hall

6'1 x 6'8 (1.85m x 2.03m)

With ceiling lighting, entry phone, electric heater and built-in storage cupboard.

### Sitting/Dining Room

14'4 x 11'3 (4.37m x 3.43m)

Wooden double glazed window to rear aspect, ceiling lighting, electric heater and wooden and glazed door leading into:-

### Kitchen

11'1 x 6'4 (3.38m x 1.93m)

Fitted with matching wall and base mounted units with work surface over, single bowl sink with drainer and mixer tap, integral oven with four ring electric

hob, space for washing machine and fridge/freezer, ceiling lighting and wooden double glazed window to rear aspect.

### Bedroom

10'1 x 11'7 (3.07m x 3.53m)

Wooden double glazed window to front aspect, ceiling lighting, electric heater and built-in wardrobe.

### Shower Room

7'4 x 6'5 (2.24m x 1.96m)

Fitted with a low level concealed w.c, wash hand basin with mixer tap, shower cubicle, wooden double glazed obscured window to side aspect, ceiling lighting and airing cupboard.

### Outside

### Parking

There is an allocated parking space.

### Lease Information and Charges

we are advised of 166 year lease from 01 January 1998. Ground rent is still to be confirmed and service charges are £719.10 payable 6 monthly ( to be verified).

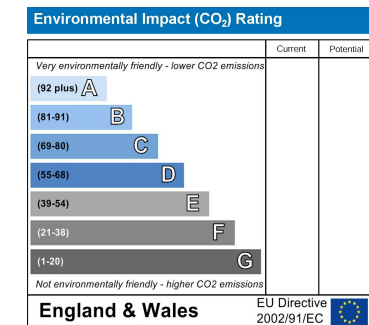
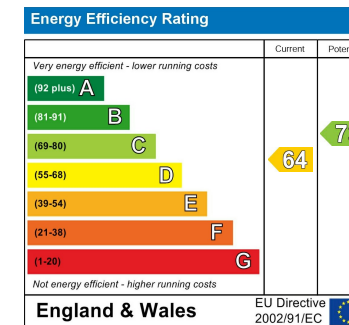
### Agent Notes

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.

### Council Tax Band B



SECOND 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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