

**RUSH
WITT &
WILSON**



**Flat 1 Tollgate House, Tollgates, Battle, East Sussex TN33 0JA
£230,000**

This stunning ground floor apartment offers a unique opportunity to own a piece of this handsome residence. The impressive high ceilings add a touch of grandeur to this one-bedroom flat, which is part of a beautiful conversion.

As you step into the large entrance hall, you are greeted by a spacious porch that provides ample storage space. The bedroom boasts a feature fireplace, adding character to the room. The sitting/dining room is a bright and airy space, flooded with natural light, creating a welcoming atmosphere for relaxing or entertaining guests. There is a recently appointed shower room and a kitchen area.

Outside, the well-maintained communal garden offers a peaceful retreat where you can unwind and enjoy the outdoors. Situated in a sought-after residential area, this property provides easy access to the High Street and the mainline station serving London Charing Cross, making it convenient for daily commuting or leisurely strolls around town.

Don't miss out on the opportunity to make this charming flat your new home. Embrace the elegance and convenience that this property has to offer, available chain free.



The property is approached leading to a private front door into:-

Entrance Porch

9'4 x 8'5 (2.84m x 2.57m)

With wooden glazed windows, vaulted ceiling, tiled floor, built in low level storage including space for washing machine and tumble dryer with a wood effect work surface over, Wooden and glazed door leading into:-

Entrance Hall

26'9 x 5'4 extending to 10'9 (8.15m x 1.63m extending to 3.28m)

This lovely spacious hall welcomes you into the property with fabulous high ceilings, built-in storage cupboard, further eaves cupboard and a breakfast seating bar area linked to the kitchen with space for fridge and freezer, ceiling lighting and two radiators.

Sitting/Dining Room

19'5 x 13'5 (5.92m x 4.09m)

This bright spacious room is flooded with light via windows to the front and side with views over the communal gardens, fantastic height ceiling with decorative ceiling rose with ceiling lighting, two radiators, built-in alcove base storage with mirrored display over, exposed feature fireplace with hearth, surround and mantle, ample space for seating and dining.

Bedroom

10'5 x 14'8 (3.18m x 4.47m)

With a delightful outlook over the communal garden via double glazed window and a set of double glazed doors with garden access, ceiling lighting, feature fireplace with alcove storage and radiator.

Kitchen

8'1 x 5'9 (2.46m x 1.75m)

Fitted with matching wall and base mounted units with a work surface over and breakfast bar seating area that extends into the hall, single bowl sink with drainer and mixer tap, integral hob, space for slimline

dishwasher, ceiling lighting and double glazed window to side aspect.

Shower Room

8'4 x 7'3 (2.54m x 2.21m)

Fitted with a low level w.c, vanity wash hand basin with mixer tap and pull out drawers, wall mounted storage cupboard, large walk-in shower with fixed rainfall shower head and hand held attachment, chrome heated towel rail, ceiling lighting, cupboard housing wall mounted gas fired boiler and double glazed obscured window to side aspect.

Outside

Communal Gardens

There are beautifully maintained communal garden to the front of the flat that are mainly laid to lawn with well stocked borders. An additional small paved private seating area can be accessed of the bedroom.

Charges

We are advised that there is a 99 year lease from June 2007 with 82 years remaining. The service charge is £960pa and ground rent of £200pa both to be verified.

Agents Notes

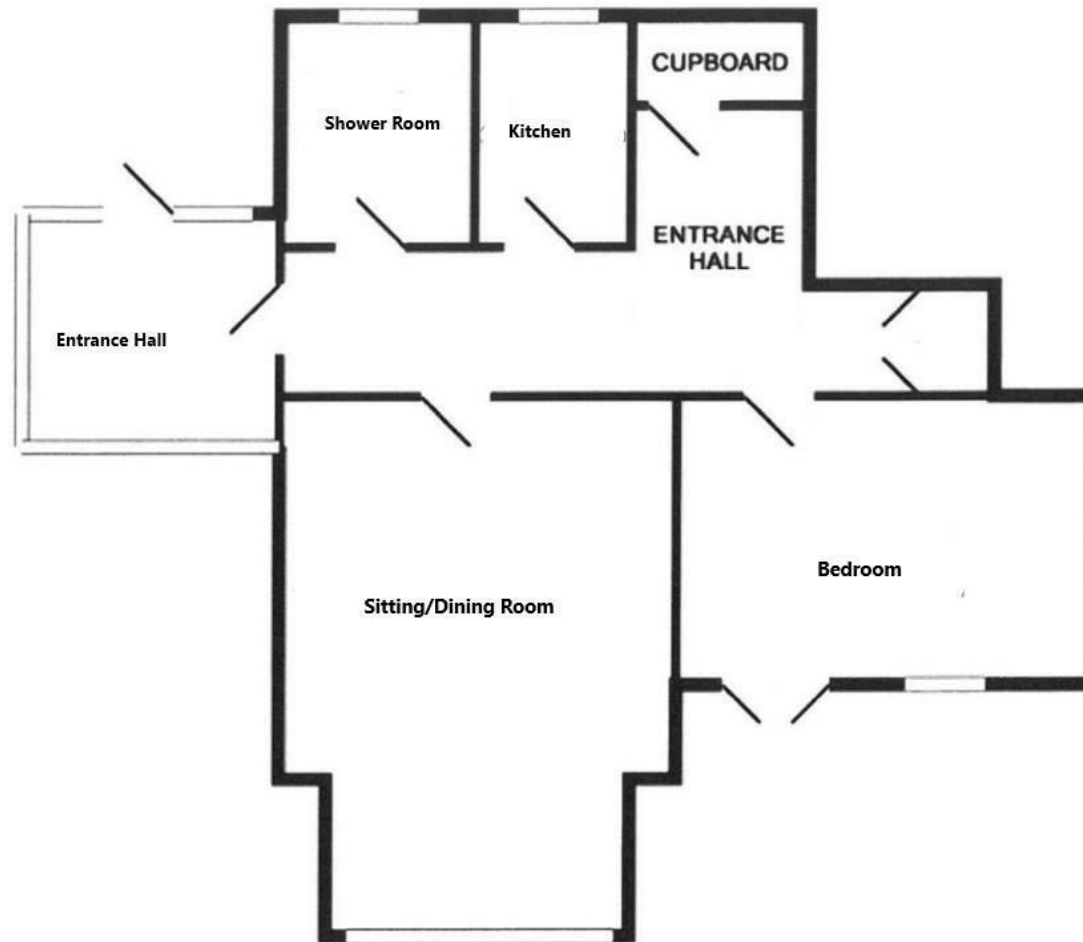
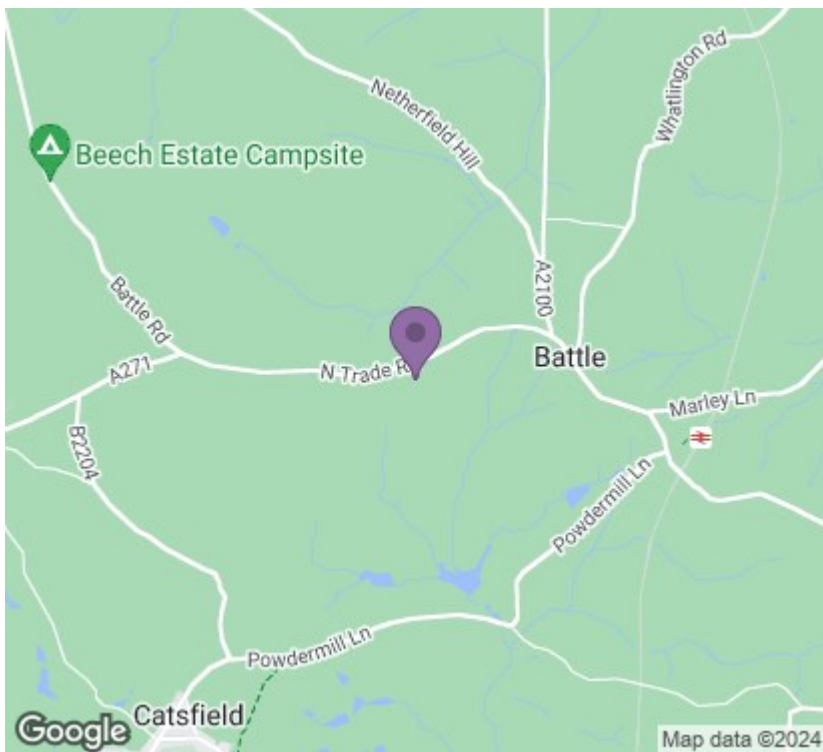
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band B







TOTAL APPROX. FLOOR AREA 760 SQ. FT. (70.6 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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