

**RUSH
WITT &
WILSON**



**Flat 7 Shepperds Place, London Road, Battle, East Sussex TN33 0ET
£210,000**

This exceptional flat offers a delightful living experience in a prime location. Boasting a well-presented interior, this purpose-built flat is a gem waiting to be discovered.

Situated on the first floor, this property features a lovely balcony where you can unwind and enjoy the surroundings. The open-plan layout of the sitting room, kitchen, and breakfast area creates a spacious and inviting atmosphere, perfect for relaxing or entertaining guests. The contemporary integral kitchen adds a touch of modernity to the space.

The flat comprises a comfortable bedroom complete with extensive built-in wardrobes, offering ample storage space. The well-appointed bathroom provides a tranquil retreat for unwinding after a long day.

Convenience is key with this property, as it is just a leisurely stroll away from the bustling High Street, where you can explore local shops and cafes. Additionally, the mainline station is within easy reach, making commuting a breeze, going into London Charing Cross.

Don't miss the opportunity to make this centrally located flat your new home. With its prime location and well-maintained interior, this property is a true hidden treasure in Battle.

The property is approached either via a footpath to the front which come up off the top of the High Street or to the rear with vehicular access of Mountjoy.

Communal Entrance

With secure entry and steps leading up to the first floor. To the private front door.

Entrance Hall

With parquet style flooring, ceiling lighting, radiator, entry phone and two deep built-in storage cupboards one with a hanging rail and shoe storage.

Open Plan Kitchen/Sitting Room

19'7 x 12'2 (5.97m x 3.71m)

This delightful room is flooded with light via dual aspect double glazed windows to the front and side and with door onto the balcony. (balcony has space for small table and chairs). There is a comfortable seating area and a stunning well appointed modern kitchen, comprising of matching wall and base mounted units with a pull out larger cupboard, wooden worksurface incorporating a breakfast bar, integral fridge/freezer, washing machine, slimline dishwasher, wine cooler, oven and electric hob with cooker hood over, cupboard housing the wall mounted gas fired boiler, 1 1/2 bowl sink with drainer and mixer tap that has a boiling water setting, combination parquet and carpet flooring, radiator and ceiling lighting.

Bedroom One

9'3 x 13'7 up to wardrobes (2.82m x 4.14m up to wardrobes)

With double glazed window to front aspect with views back towards the High Street and Market Square area. Fitted with an extensive range of wardrobes with mirrored sliding doors and containing hanging rails, shelving and drawers, radiator and ceiling lighting.

Bathroom

7'7 x 5'6 (2.31m x 1.68m)

Fitted with a modern suite comprising a low level concealed w.c incorporating a vanity wash hand basin with mixer tap and storage beneath, shower over bath with fixed glass screen, mixer tap and separate shower over, part tiled walls, inset ceiling lighting, heated towel rail, extractor, lite mirrored wall cabinet

Outside

Parking

There is a parking area for Shepperds Place; however its is not allocated, its on a first come first serve basis.

Charges

There's the remains of the 125 year lease from May 2018 and we have been advised a combined charge of £131.05 is payable monthly to (southern housing) 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





