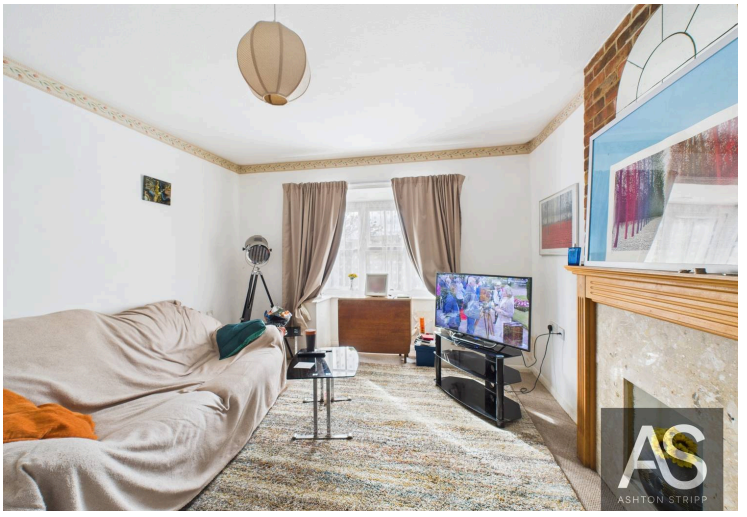


Flat 2, Wellington Court Rue De Bayeux, Battle

£100,000 Leasehold

A well-laid-out ground floor flat for over 55s, featuring a bay-fronted living room and bedroom, built-in storage, central heating and double glazing. Additional features include a separate kitchen, a bathroom with shower over bath, and two hallway cupboards.

ASHTON STRIPP

01424 772954
info@ashtonstripp.co.uk
33 High Street,
Battle,
TN33 0EH

A well-laid-out ground floor flat for over 55s, featuring a bay-fronted living room and bedroom, built-in storage, central heating and double glazing. Additional features include a separate kitchen, a bathroom with shower over bath, and two hallway cupboards.

Step into the flat into a central hallway, where two useful storage cupboards offer space for coats and household essentials — one a full-height coat cupboard and the other an airing cupboard. The layout flows simply from here, with each room leading off the hall.

The bathroom is the first room on the left — fitted with a white suite including a pedestal basin, bath with shower fitting, and toilet. The walls are partly tiled in a classic cream finish, and the tile-effect laminate floor is practical and easy to maintain.

The kitchen sits at the rear, with cream wall and base units topped with marble-effect laminate worktops and wood-effect flooring underfoot. There's space for a washing machine and electric cooker, and the room is well laid out for day-to-day use.

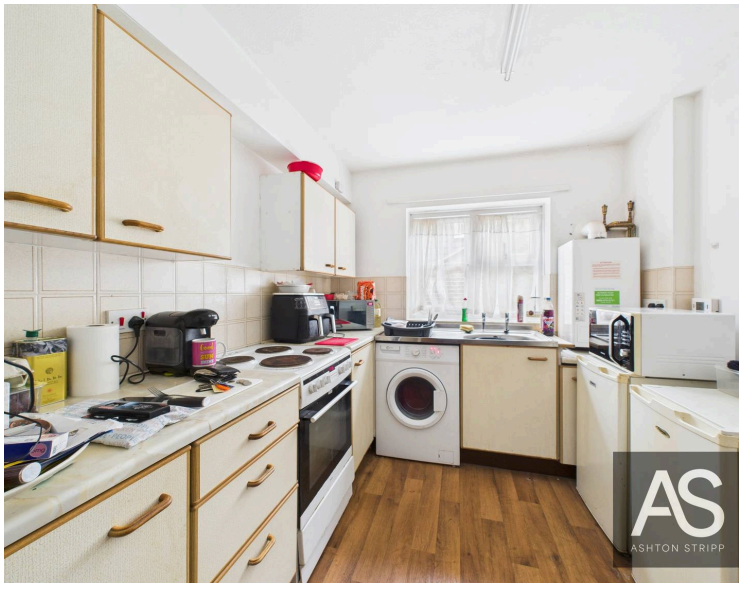
At the front of the property, the double bedroom features a bay window that brings in plenty of light, a built-in wardrobe, and a soft cream carpet that continues into the living room next door. The living space also enjoys a bay window to the front and offers a comfortable layout for seating and dining.

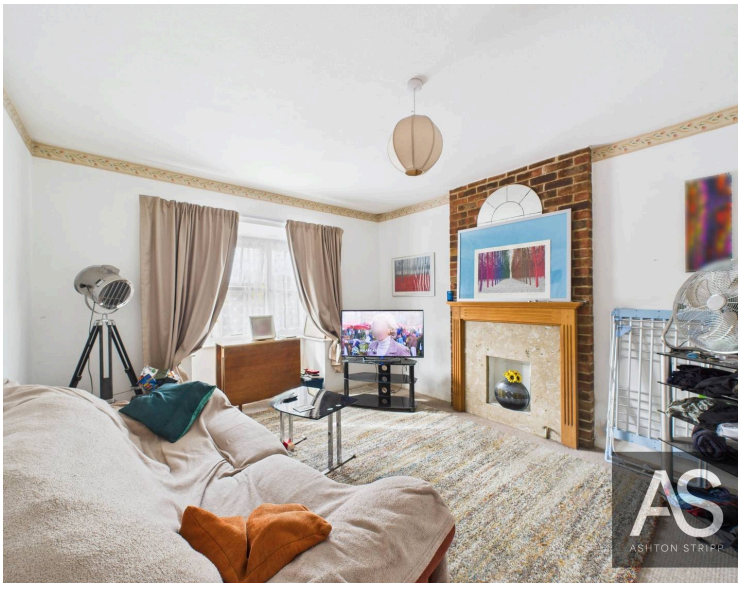
This ground floor flat offers an easy-to-manage layout with level access throughout, making it a smart choice for downsizers or those seeking a conveniently located investment.

Set in central Battle, you're just a short walk from the high street, independent shops, cafés, and the historic Abbey. The station and essential amenities are also close by, making this a well-connected and practical base in the heart of town.

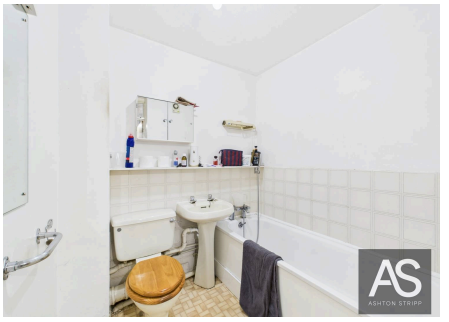
Length of Lease - 99 years from 1987 - (approx 63 years remaining)
Maintenance Charge - £3,750 per annum
Service Charge - £319.14 per annum

You can apply to go on a waiting list for a parking space onsite.

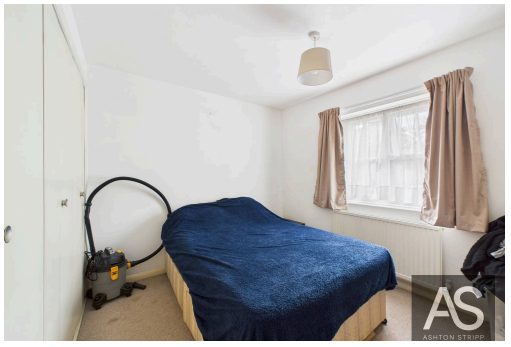


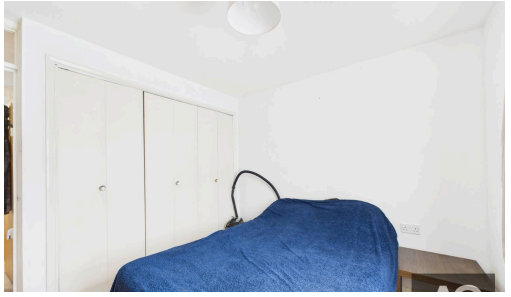


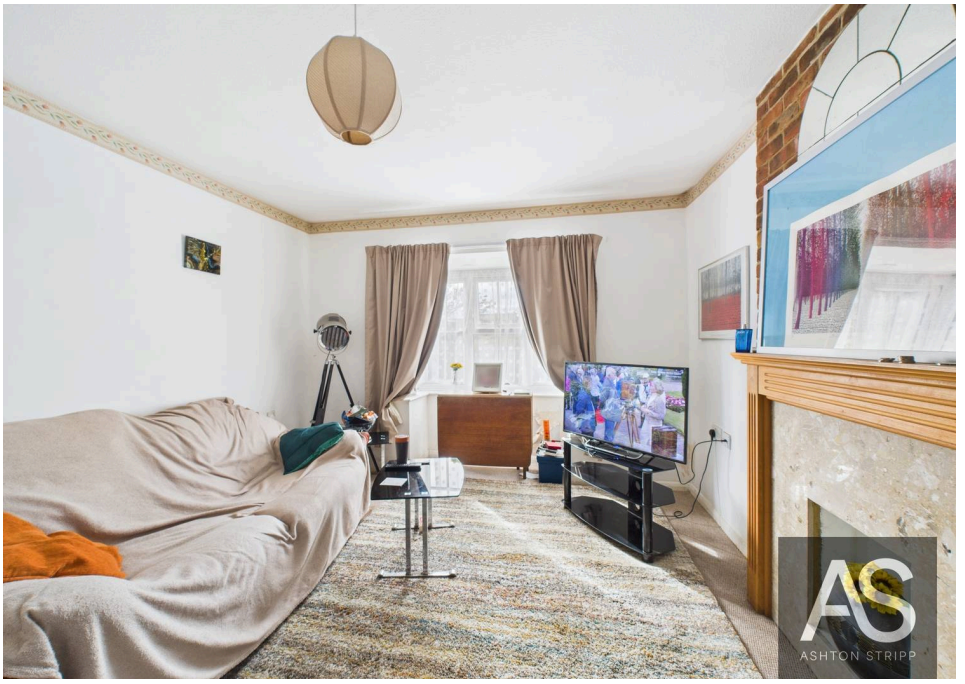
- Ground floor one-bedroom flat
- Bay-fronted living room and double bedroom
- Built-in wardrobes in bedroom
- Separate kitchen with cream units and marble-effect worktops
- Bathroom with bath and shower fitting
- Two hallway storage cupboards (airing and coat)
- Gas central heating and double glazed windows
- Wood-effect and cream carpet flooring throughout
- Space for washing machine and electric cooker

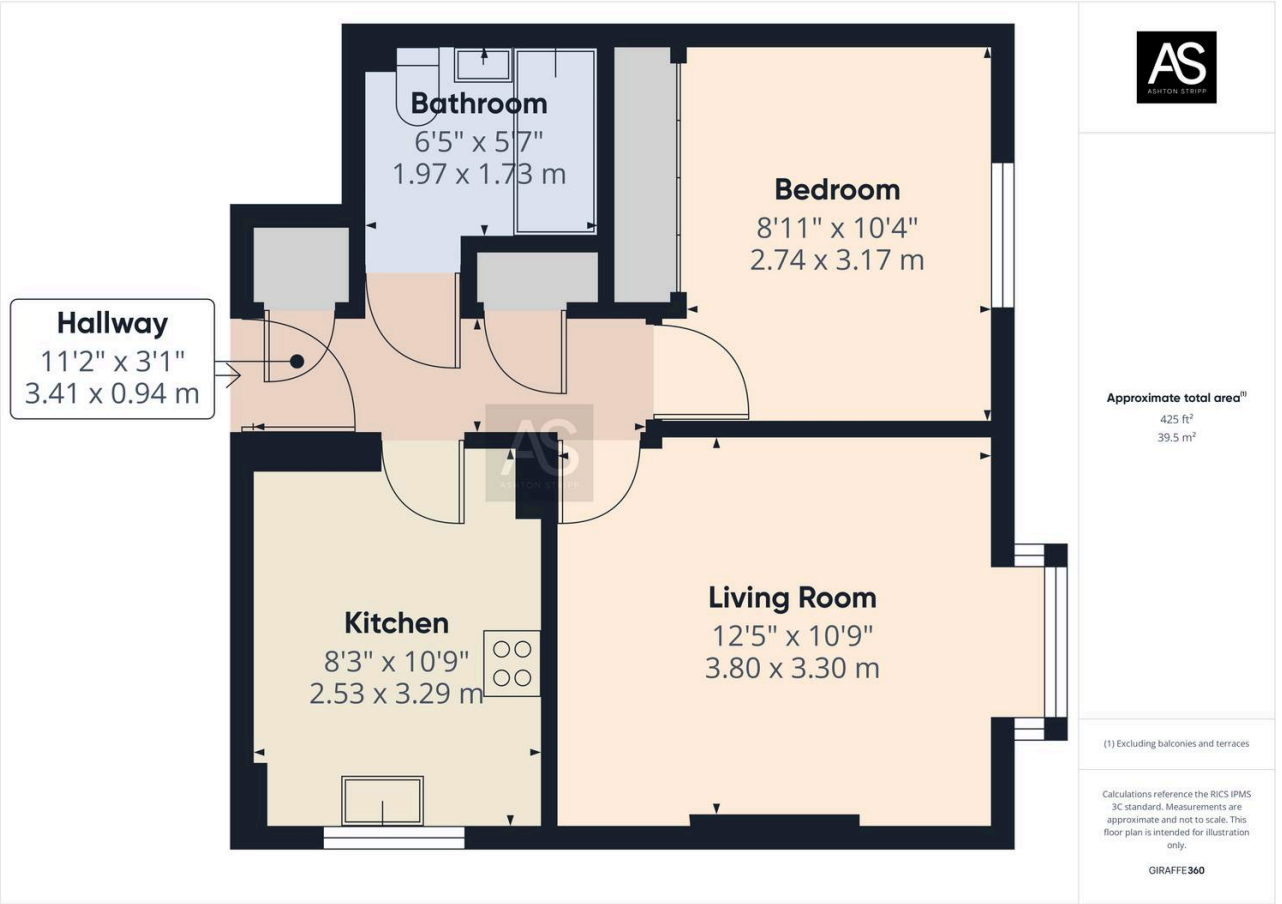


Set in central Battle, you're just a short walk from the high street, independent shops, cafés, and the historic Abbey. The station and essential amenities are also close by, making this a well-connected and practical base in the heart of town.









You can include any text here. The text can be modified upon generating your brochure.