



## **17 FREDERICK THATCHER PLACE NORTH TRADE ROAD, BATTLE £300,000 FREEHOLD**

**Accommodation:** Converted Town House, 2 Bedrooms, Lounge, Kitchen/Diner, Bathroom, Communal Courtyard, Gardens & Grounds, 2 Allocated Parking Spaces and Gas Central heating.

Set within tranquil surroundings with its communal gardens, courtyards and grounds this attractive Townhouse forms part of a Grade II listed development situated on the outskirts of Battle. Arranged over 3 floors this home benefits from views across courtyards to the front and rear and is considered in our opinion to be in good decorative order throughout with generous windows producing good natural light. In addition to the 15'6" x 15' modern fitted kitchen/Diner the property also has a 15'6 x 15' lounge with a feature fireplace adding to the character. This home really does deserve an internal viewing to fully appreciate the property, its feel and setting so contact The Exchange Property Services on 01323 489560.

## GROUND FLOOR

Door with glazed panel above to:

### Hallway

Staircase to first floor with cupboard under, coved ceiling:

### Kitchen/Diner

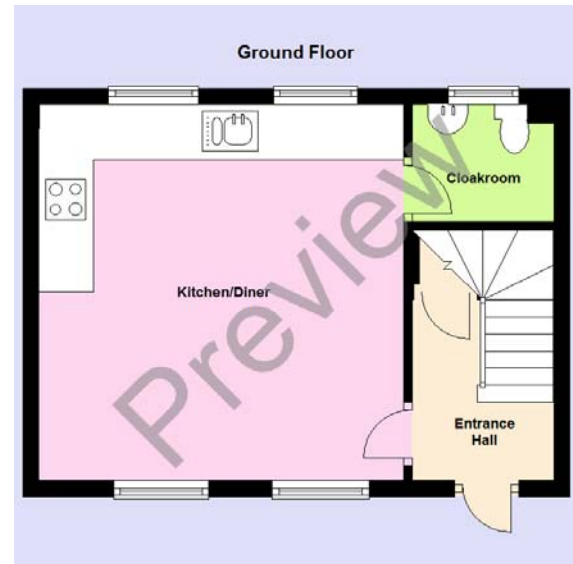
4.73m (15'6") x 4.58m (15'0")

Range of base units cupboards and drawers with laminate work surface over, recessed spot lighting, inset gas hob with extractor hood, built in electric oven, integrated fridge & freezer, dishwasher and plumbing for washing machine, wall mounted concealed gas boiler, radiators, stainless steel 1 ½ bowl sink & drainer, windows to front & rear, laminate flooring, part tiling to walls, coved ceiling:



### Cloakroom

Window to rear, pedestal wash hand basin, low-level WC, laminate flooring, coved ceiling, radiator:



## FIRST FLOOR

### Landing

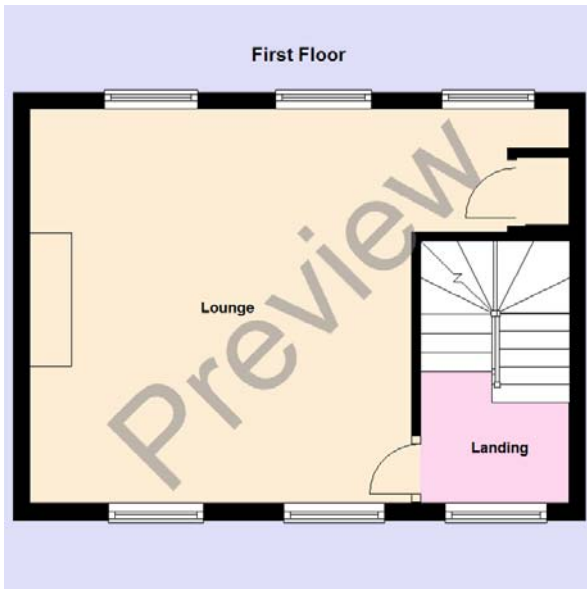
Window to front, coved ceiling, stairs to second floor:

### Lounge

6.13m (20'1") reducing to 4.57m (15'0) x 4.75m (15'6") reducing to 1.45m (4'9")

Feature fireplace with inset electric fire, windows to front & rear, radiators, coved ceiling, TV aerial point, wall light points, airing cupboard:





### Bathroom

Window to rear, panelled bath with mixer spray unit & over bath shower, pedestal wash hand basin, low-level WC, radiator, partly tiled walls, shaver point, extractor fan, coved ceiling:



## SECOND FLOOR

### Second Floor Landing

Window to front, coved ceiling, radiator:



### Bedroom 1

3.73m (12'2") max x 2.50m (8'2")

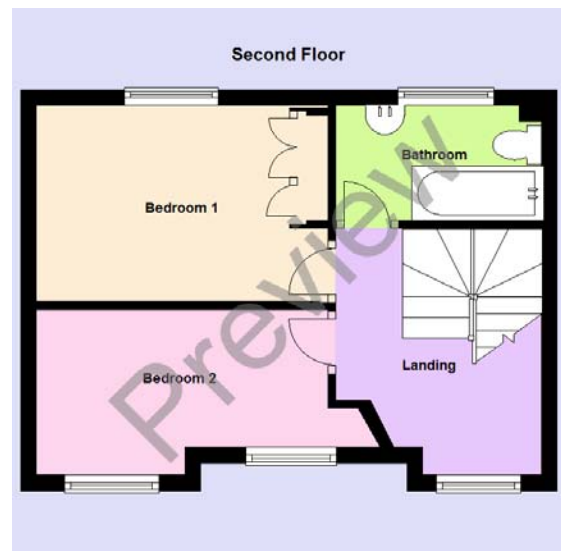
Window to rear, radiator, phone point, fitted double wardrobe, mostly coved ceiling, wall light point, TV aerial point:



### Bedroom 2

3.72m (12'2") plus alcove x 2.12m (6'11") reducing to 1.99m (6'6")

Windows to front, radiator coved ceiling, loft access, wall light point, TV aerial point:



**Outside**

**2 allocated parking spaces  
Communal gardens & Grounds**



**Front Courtyard**



**View of Rear Courtyard**



**Communal Grounds**



**Roof top view from Bedroom 1**

**IMPORTANT INFORMATION:** We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be pleased to recommend one.

**ADDITIONAL SERVICES (VISIT OUR WEBSITE FOR MORE INFORMATION) :**

**THE EXCHANGE PROPERTY SERVICES:**

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

**THE EXCHANGE LETTING & MANAGEMENT:**

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

**THE EXCHANGE MORTGAGE SERVICES:**

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are consider re-mortgaging "The Exchange Mortgage Services" can assist you with Professional Mortgage Advice offering advice and recommendation offering a comprehensive range of mortgages from across the market.

*Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.*

**PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:**

If you're looking to sell or let a Country or Exclusive Home our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

**CONVEYANCING:**

If you would like a no obligation conveyancing quotation we can provide you with a fixed fee quote from one of the UK's largest conveyancing firms who offer a competitive no move, no fee service with online case management and evening/weekend opening hours.

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