

**Valuers, Land & Estate Agents**

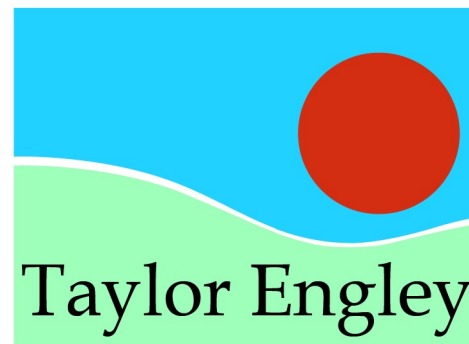
11 High Street, Hailsham  
East Sussex BN27 1AL

**Tel: (01323) 440000**

**Fax: (01323) 440750**

**[hailsham@taylor-engley.co.uk](mailto:hailsham@taylor-engley.co.uk)**

**[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)**



**8 Southdown Court Bellbanks Road, Hailsham, East Sussex, BN27 2AT**

**Price £87,500 Leasehold**

**A one bedroom retirement flat located on the ground floor of this popular retirement residence. The property offers electric heating, shower room/wc, storage cupboard, bedroom, sitting room with French doors opening to a small patio, fitted kitchen. Other facilities are laundry room, communal garden and buggy store room. EPC = C**







## **FRONT DOOR TO**

Communal Entrance hall. Door to

## **ENTRANCE HALL**

Electric heater, life line pull cord large walk in storage/airing cupboard

## **LIVING ROOM**

19'8 x 10'9 (5.99m x 3.28m )

Double glazed door to patio, electric heater, telephone point, glazed double doors to

## **KITCHEN**

8'6 x 7'7 (2.59m x 2.31m)

Range of wall and base units, built in electric oven, four ring electric hob, space for fridge, sink unit, work top space, wall mounted electric heater, double glazed window.

## **BEDROOM**

15'8 x 9 (4.78m x 2.74m)

Night storage heater, double glazed window.

## **SHOWER ROOM/WC**

Low level flush wc, enclosed shower unit, vanity wash hand basin, wall mounted heater

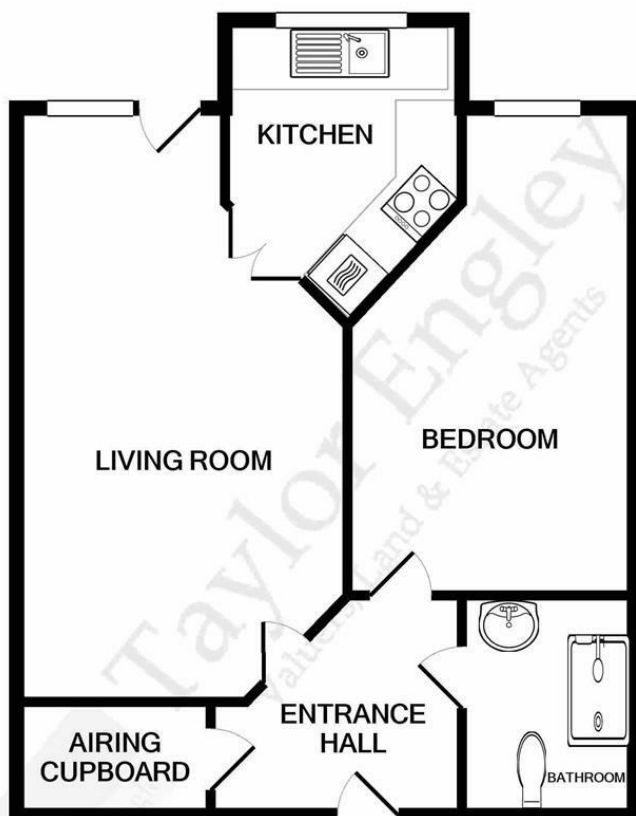
## **LEASE INFORMATION**

Ground Rent: £235 payable every six months.

Service Charge: £1291 payable every six months.

Lease is 125 years from 1995

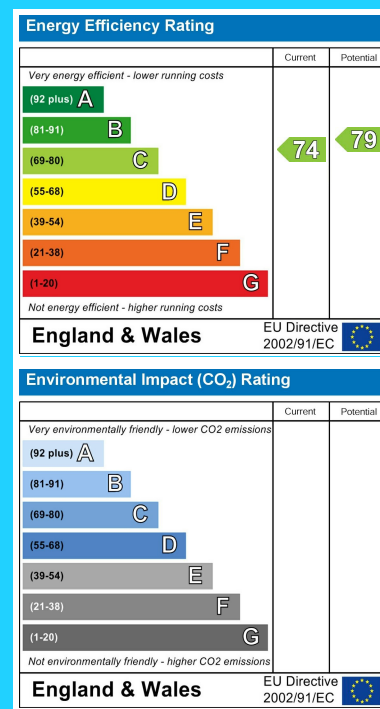




TOTAL APPROX. FLOOR AREA 471 SQ.FT. (43.8 SQ.M.)

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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**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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**Also at: 6 Cornfield Road, Eastbourne, East Sussex BN21 4PJ ☎(01323) 722222 Fax: (01323) 722226**

