

Valuers, Land & Estate Agents

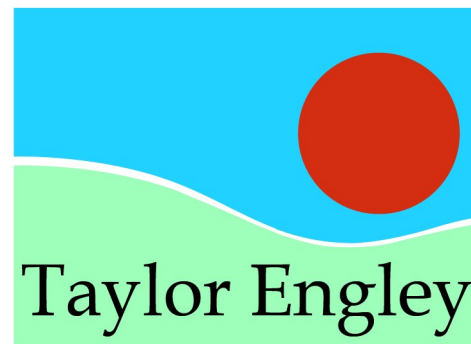
11 High Street, Hailsham
East Sussex BN27 1AL

Tel: (01323) 440000

Fax: (01323) 440750

hailsham@taylor-engley.co.uk

www.taylor-engley.co.uk



7 Clifton Court, Western Road, Hailsham, BN27 3DQ

Price £150,000 Leasehold

Available to applicants over 55 only - Rarely Available!! Taylor Engley are pleased to offer to the market this independent living, two bedroom first floor apartment with balcony overlooking the recreational ground, the property is situated in a highly convenient location, being within walking distance to Hailsham town centre. Clifton Court is available for those AGED 55 AND OVER. Sealed unit double glazing, loft storage, communal parking area. EPC = C



*** TWO BEDROOMS * SITTING ROOM * BALCONY * KITCHEN * BATHROOM/WC * DOUBLE GLAZED * AMPLE STORAGE * LIFT ***



Entranec door and spy hole

HALLWAY

Electric radiator, double cupboard with hanging rail and shelf.

Further cupbaord with shelving, airing cupboard.

SITTING ROOM

18'9" x 9'11" (5.72m x 3.02m)

Electric radiator, french doors, balcony, telephone socket, tv point.

KITCHEN

10'10" x 7'9" (3.30m x 2.36m)

Double glazed window to front, fitted with wall and base units, space for cooker, washing machine and fridge freezer. Inset ceiling spotlights.

BEDROOM ONE

16'x10'6" (4.88mx3.20m)

Double glazed window to front, built in cupboard, electric radiator and telephone point.

BEDROOM TWO

11'10" x 9'9" (3.61m x 2.97m)

Doble glazed window to front, built in cupboard and electric radiator.

BATHROOM

7'11" x 6'5" (2.41m x 1.96m)

Shower/bath, low level flush WC, vanity sink unit with cupboards under, chrome radiator, built in cupboards, obscure double glazed windows to side, extractor fan.

MEASUREMENT DISCLAIMER

NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING INFORMATION

To view a property please contact TAYLOR ENGLEY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm. On Sunday please contact our Eastbourne office open 10am - 4pm.

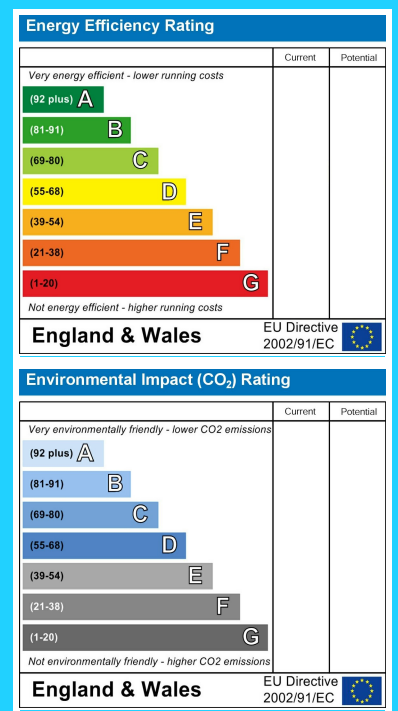
N.B

Lease is 99 years from 2004

Ground rent £100 rising to £125 after 33 years

Service Charge £1,500 aprox payable yearly





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

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

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

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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

