

Valuers, Land & Estate Agents

11 High Street, Hailsham

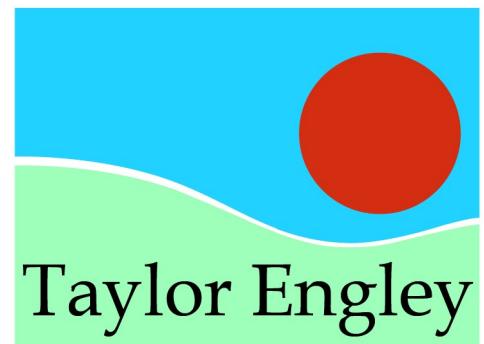
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18 Pippin Close, Orchard View Park, Windmill Hill, Herstmonceux, East Sussex, BN27 4TU
Price £70,000 Freehold

Taylor Engley are pleased to bring to the market this CHAIN FREE one bedroom single unit park home located within the popular Orchard View Park in Windmill Hill. We have been advised by the park manager that permission would be granted if a purchaser wanted to adjust the front garden to add a parking space. Viewing is highly recommended. Over 50's only and sorry no pets.



**ENTRANCE VESTIBULE * HALLWAY * KITCHEN * LIVING ROOM * STUDY * BEDROOM * SHOWER
ROOM * GARDENS**



ENTRANCE VESTIBLE

Double glazed window to side, UPVC glazed front door to:

HALLWAY

Radiator, built-in cupboard.

KITCHEN

12'07" x 6'01" (3.84m x 1.85m)

Fitted with a range of white fronted cupboards and drawers, sink unit, space for cooker and washing machine, work surfaces, recessed area for fridge freezer, double glazed window to side.

LOUNGE

12' x 11'08" (3.66m x 3.56m)

Double aspect room with windows to front and side enjoying far reaching views, radiator, telephone point, double glazed door to side.

STUDY

6'11" x 5'04" (2.11m x 1.63m)

Radiator, double glazed window to side, cupboard housing Worcester boiler.

BEDROOM

9'11" x 7'08" (3.02m x 2.34m)

Large built-in wardrobe cupboard, double glazed window to side, radiator.

SHOWER ROOM

White suite comprising low level flush WC, vanity washbasin with cupboards and drawers below, corner shower unit, double glazed windows to side, radiator.

GARDEN

Wrap around gardens mainly laid to lawn, patio area, storage shed.

PARK CHARGES

We have been advised that the monthly pitch fee is £177.43 which is normally collected monthly by Direct Debit alongside budgeted gas and electric. The annual pitch fee review date is on the 2nd January each year.

PLEASE NOTE

The property is covered by the Mobile Home Agreement.

COUNCIL TAX BAND

Council Tax Band - 'A' Wealden District Council - currently £1478.96 until March 2023.

BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:-

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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