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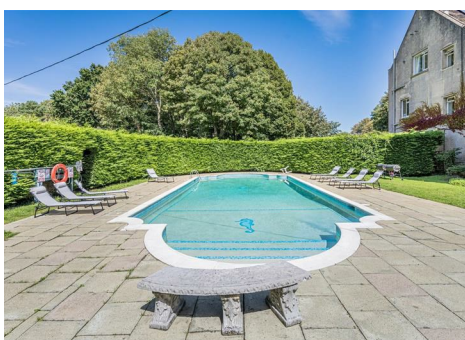
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est. 1978



**Taylor Engley**



**6 Glyndley Manor Cottages Hailsham Road, Stone Cross, Pevensey, BN24 5BS**

**Price £155,000 Leasehold**

**CHAIN FREE - A two double bedroom semi detached holiday cottage, set in the beautiful grounds of the Glyndley Manor Estate, of some 17 acres. The grounds include a fishing lake, outdoor swimming pool for the summer months and woodland walks. The cottage is well presented and would make a great holiday home or can be let out either privately or via the Glyndley Manor site office. GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. EPC = E**





**Letting must in no case permit the cottage to be used as permanent residence. Many leaseholders let their cottages out for short periods of holiday/recreational use. Those using the cottages should have a permanent residence elsewhere. Lease does not stipulate number of days per year the property must be used/unused, just used for the right purpose.**





## ENTRANCE PORCH

Tiled floor, doors to:

## LIVING ROOM

12'7 x 11'6 (3.84m x 3.51m)

Double aspect room, with windows to front and side, radiator.

## KITCHEN

10'9 x 6'8 (3.28m x 2.03m)

Fitted with a range of modern cupboards and drawers, fridge and washing machine, built-in electric oven and hob, sink unit, double aspect room with windows to side and rear.

## BEDROOM ONE

11'4 x 9'8 (3.45m x 2.95m)

Window with outlook to front, radiator, double doors to the living room.

## INNER HALLWAY

Airing cupboard with radiator and slatted shelving.

## BEDROOM TWO

11'4 x 9'7 (3.45m x 2.92m)

Double doors to rear, radiator.

## BATHROOM

White suite comprising low level WC, washbasin, bath with mixer tap and shower attachment, heated towel rail, radiator, window to rear.

## COMMUNAL FACILITIES

Glyndley Manor is run as a conference centre and the facilities include outdoor swimming pool, fishing lake and woodlands ideal for dog walking. There is also a communal laundry room and recycle centre close to the cottage.

## PLESAE NOTE:

The lease is 999 years from 24 June 1978. We have been advised the annual service charge is £1,400 which includes ground rent . The incoming and outgoing water charges are included in the service charge and there is a communal septic tank.

(All details concerning the terms of the lease and outgoings are subject to verification)

## BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## COUNCIL TAX BAND:

Council Tax Band B.

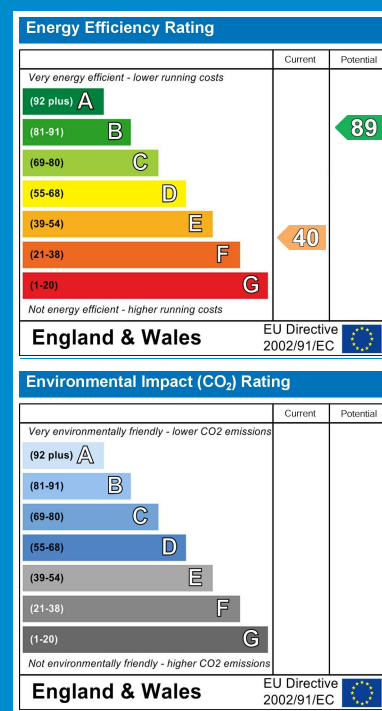
## FOR CLARIFICATION:

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 ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





**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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