

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

est. 1978



Taylor Engley



54, Southdown Court Bellbanks Road, Hailsham, East Sussex, BN27 2AT

Asking Price £90,000 Leasehold

A CHAIN FREE two double bedroom first floor McCarthy & Stone retirement apartment located within walking distance of Hailsham Town Centre facilities. This property is located within the annex of Southdown Court, away from the main block however, still having the full use of laundry, communal lounge and guest accommodation. The property is well maintained and features well arranged accommodation benefitting from a fitted kitchen, living/dining room, two bedrooms, shower room/wc and communal gardens. A retirement, Manager assisted property with 24 hour emergency call out care. EPC = C



*** CHAIN FREE * TWO DOUBLE BEDROOMS * SHOWER ROOM/WC * SITTING/DINING ROOM * KITCHEN * DOUBLE GLAZED * ELECTRIC HEATING * COMMUNAL GARDENS * EPC C**

The market town of Hailsham enjoys many amenities, including a variety of shops, post office, banks, leisure centre, cinema and schools. Hailsham is only a short drive from the mainline railway station at Polegate and has ample bus links and main road access to the A22. The larger seaside town of Eastbourne, with a wider range of shopping facilities, theatres and attractions, is only a 15 minute drive. Hailsham a traditional market town, enjoys weekly livestock sales as well as a stall markets and boot fairs together with monthly farmers' markets. The Cuckoo Trail country walk and bridle path, parks with play areas and attractive landscaped ponds provide light relief for the family. Steeped in history, older properties and constant reminders of the town's ancient years are dotted throughout and provide a characterful environment for the residents.



ACCOMMODATION COMPRISES:

Communal Entrance hall with stairs or stair lift rising to first floor.

Entrance door with spy hole opening into

ENTRANCE HALL

Hatch to loft space, telephone socket, storage heater, coving, cupboard housing hot water tank and immersion tank with fitted storage shelving, wall mounted fuse box.

SHOWER ROOM

Suite comprising of walk in shower cubicle with grab rails and hand held shower over, vanity sink unit with cupboards under, low level flush wc, tiled walls, mirror, extractor fan, Dimplex warm air heater, coving.

SITTING ROOM

17'9 x 11'4 max (5.41m x 3.45m max)

(17'9 extending to 19'3 max into door recess x 11'4 max reducing to 9'1)

Double glazed window to front, coving, storage heater, telephone socket, television aerial socket, glazed double doors leading into

KITCHEN

8'11 max x 5'8 max (2.72m max x 1.73m max)

(8'11 max x 5'8 including depth of fitted units)

Double glazed window to front. Range of wall and base units incorporating cupboards and drawers, work top space, four ring electric hob with extractor above, eye level electric oven, stainless steel sink unit. Spaces for fridge, freezer and washing machine, coving, ceiling strip light and Dimplex fan air heater.

BEDROOM ONE

17'6" x 8'11" (5.33 x 2.72)

Dual aspect having double glazed window to side, double glazed window to front, storage heater, coving.

BEDROOM TWO

10'7 max" x 8'8" (3.23m max" x 2.64m)

(10'7 reducing to 8'6, measurements exclude door recess)

Double glazed window to front, coving, electric heater.

OUTSIDE

Communal gardens and residents parking on a first come first served basis.

NB

We are informed of the following,

The lease is 125 years from 1st of February 1995.

Half yearly ground rent in advance 01 September 2025 to 28 February 2026 £263.03

Half Yearly Service Charge in advance 1 March 2025 to 31 August 2025 £2,281.40.

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

DIRECTIONS

From our office in Hailsham High Street continue straight ahead through Market Square into Market Street. Take the second turning on the left into Bellbanks Road and Southdown Court will be located on the left hand side.

COUNCIL TAX

Tax band C.

TO VIEW

Please contact TAYLOR ENGLELY 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.

MEASUREMENT NOTE

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.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

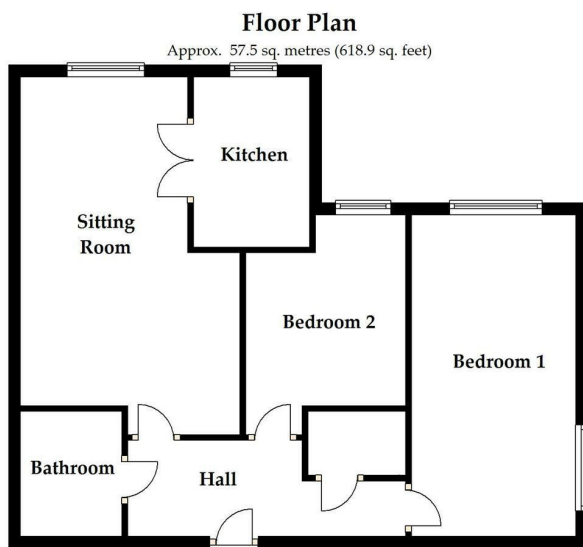
www.checker.ofcom.org.uk

FOR CLARIFICATION

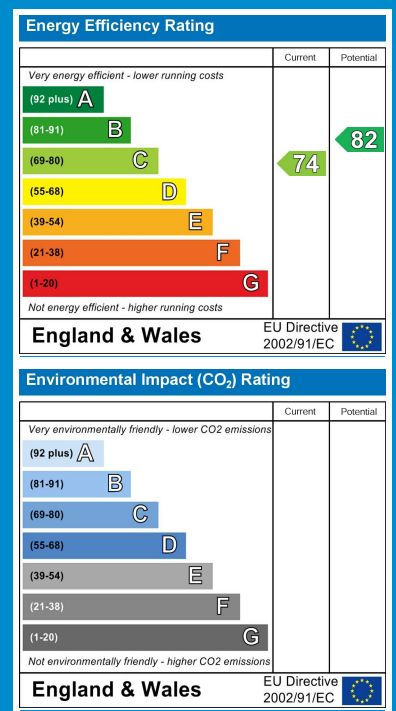
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

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.





Total area: approx. 57.5 sq. metres (618.9 sq. feet)



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: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750