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Taylor Engley



Flat 9, Kingswood House 13, North Street, Hailsham, East Sussex, BN27 1DQ
Guide Price £179,950 Leasehold

An opportunity to purchase this well presented TWO BEDROOMED TOP (THIRD) FLOOR APARTMENT, in this favoured town centre location. The property benefits from gas fired central heating, sealed unit double glazing, allocated parking and enjoys far reaching views from the principal rooms. The apartment is most conveniently located within very close proximity to local shops and amenities and an internal inspection is highly recommended. 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.

COMMUNAL ENTRANCE HALL * THIRD FLOOR LANDING * ENTRANCE HALL * LIVING ROOM * KITCHEN/BREAKFAST ROOM * TWO BEDROOMS * BATHROOM/WC * ALLOCATED PARKING * EXTENSIVE VIEWS *



The accommodation

Comprises:

COMMUNAL ENTRANCE HALL

Stairs to third floor (top floor) landing.

HALLWAY

With airing cupboard, copper lagged tank, immersion switch and slatted shelving, concealed radiator, security entry phone.

LIVING ROOM

15'0 x 11'7 (4.57m x 3.53m)

With upvc windows to rear with far reaching southerly views towards the South Downs, double radiator, coved ceiling.

KITCHEN/BREAKFAST ROOM

12'10 x 7'7 (3.91m x 2.31m)

With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces with inset single drainer stainless steel sink unit with mixer taps. Wall mounted Baxi Solo gas boiler for the provision of gas fired central heating and domestic hot water. Space and plumbing for slim line dishwasher.

BEDROOM ONE

12'10 x 10'0 (3.91m x 3.05m)

With a upvc window to rear with far reaching views, radiator, coved ceiling.

BEDROOM TWO

9'9 x 7'10 (2.97m x 2.39m)

With upvc window to rear with far reaching views, radiator, coved ceiling, hatch to loft.

BATHROOM/WC

8'6 x 5'4 (2.59m x 1.63m)

Modern white suite comprising panelled bath with mixer taps and shower attachment over, dual flush wc, pedestal hand wash basin with chrome fittings, coved ceiling, half tiled walls in complimentary tiling.



ALLOCATED PARKING

To the rear of the property access road to the side of the property.

N.B

Lease and maintenance details. Length of lease is 125 years from 25/03/1973 until 24/03/2106 80 years remaining, we have been advised by our clients that they are in the process of extending the lease which when completed will give an extended term of 173 years

Current maintenance charges are £312.00 per quarter

Roland Dunn are the managing agents of the property

(All details concerning the terms of the lease and outgoings are to be verified).

COUNCIL TAX BAND:

Council Tax Band - 'B' Wealden District Council.

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.

OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

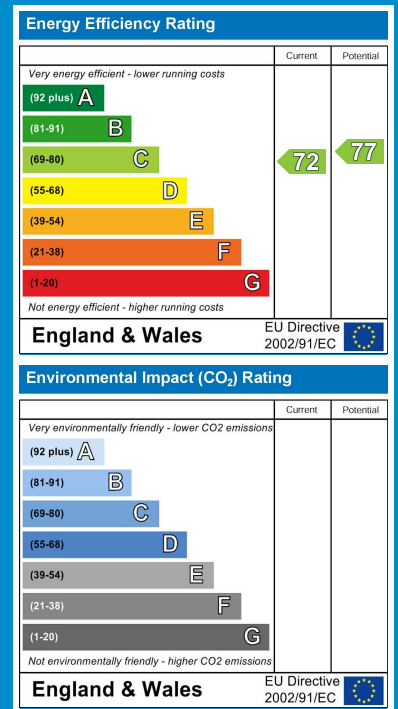
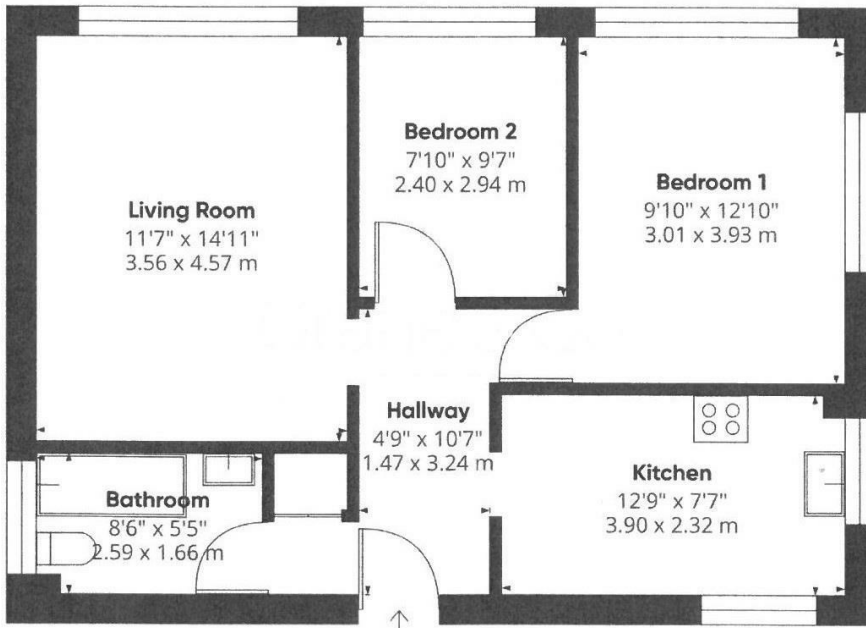
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.









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.

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