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**Flat 12, Garrett Court Vicarage Lane, Hailsham, BN27 1BH**  
**Price £105,000 Leasehold**

A well presented, one bedroom, first floor manager assisted retirement flat (for the over 60's), located just behind the pharmacy and health centre and within walking distance of Waitrose and Hailsham's town centre. This CHAIN FREE property enjoys an outlook to front with far reaching views. The flat benefits from double glazed windows with custom made blinds and electric heating.

Garrett Court provides a lift to all floors, parking, well maintained communal grounds, a communal lounge, laundry and visitors suite. A new Pulsacoil electric hot water system was installed in January 2024.



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**

Stairs or lift to first floor landing. Door to:

## **ENTRANCE HALL**

Large walk-in storage cupboard housing the Pulsacoil electric hot water system (installed in January 2024) and fitted shelving. Pull cord alarm, wood effect flooring.

## **LIVING ROOM**

20'7 x 10'8 max (6.27m x 3.25m max)

Feature fireplace surround with electric fire, two night storage heaters, emergency pull cord, double glazed window with fitted blind and enjoying far reaching views. Double doors to:

## **KITCHEN**

7'10 x 7'6 max (2.39m x 2.29m max)

Fitted with a range of built-in cupboards and drawers, eye level AEG oven, AEG ceramic hob with extractor hood over, work surfaces, integral fridge and freezer, sink unit, double glazed window with fitted blind and outlook to front. Fitted electric wall heater, emergency pull cord.

## **BEDROOM**

15'1 x 9'2 max (4.60m x 2.79m max)

Double glazed window with fitted blind and outlook to front, night storage heater, wall mounted television, mirror fronted built-in wardrobe cupboard, emergency pull cord.

## **SHOWER ROOM**

Suite comprising low level wc, large walk-in shower cubicle, washbasin with cupboards below, heated towel rail, extractor fan, Dimplex wall heater, further towel rail, mirror with light over.

## **COMMUNAL FACILITIES**

Laundry Room, guest suite, parking and gardens.

## **PLEASE NOTE**

The lease is 125 years from the 1st of October 2006. We have been advised the half yearly ground rent from the 1st of March the 31st of August 2026 is

£212.50. The half yearly service charge for the period 1st of September 2025 to the 28th of February 2026 is £1873.50.

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

## **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.

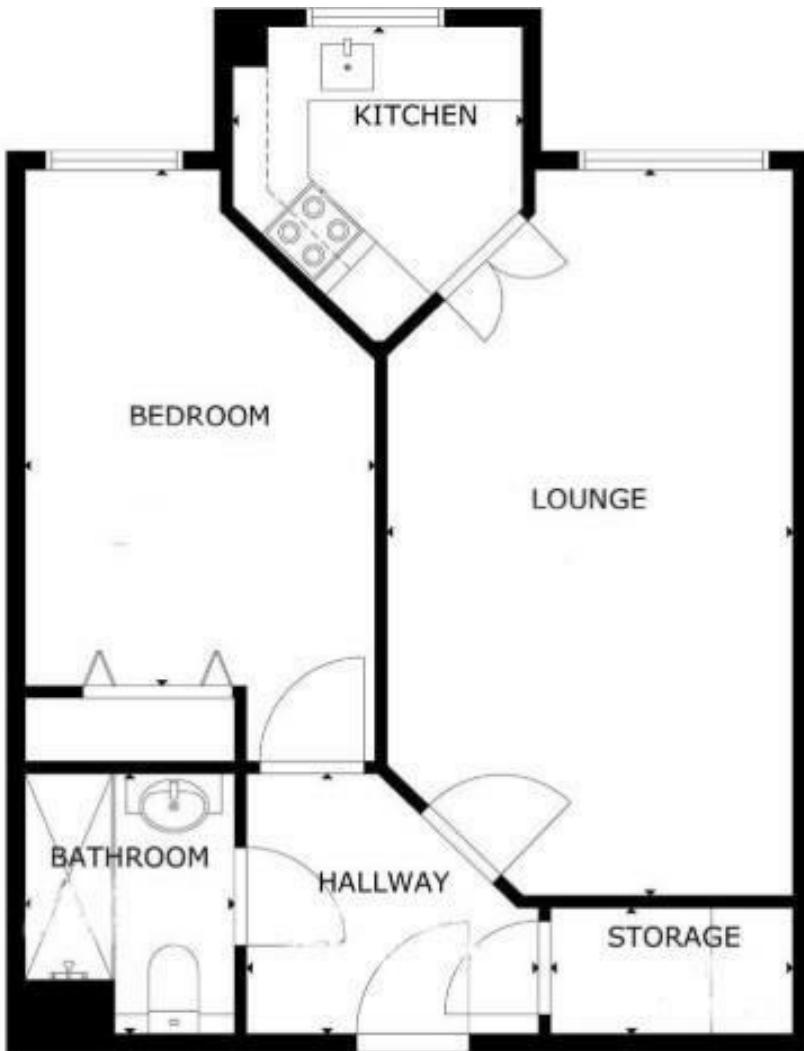
## **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLEY.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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