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Taylor Engley









27 Southdown Court Bellbanks Road, Hailsham, East Sussex, BN27 2AT
£900 PCM

AVAILABLE TO RENT THIS OVER 60'S FIRST FLOOR APARTMENT located within the popular Southdown Court, being centrally located to Hailsham Town Centre. The apartment has recently been redecorated throughout and offers a light and spacious living room, fitted kitchen, bathroom room/wc with power shower. Southdown Court offers a variety of communal facilities to include laundry room, communal lounge and gardens, guest suite and electric buggy store. 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.

*** RETIREMENT FLAT * ONE BEDROOM * SITTING ROOM * KTICHEN * BATHROOM/WC WITH POWER SHOWER * COMMUNAL FACILITIES * BUGGY STORE ***





COMMUNAL FRONT ENTRANCE DOOR
Leading into communal entrance hallway which has assess to the residents lounge, lift, emergency stairwell, managers office, laundry room, refuse room and guest suite.

OWN ENTRANCE DOOR LEADING INTO

HALLWAY
7' x 7'3 (2.13m x 2.21m)
Cupboard housing the hot water tank with digital timer.

SITTING ROOM
15'4 x 10'8 (4.67m x 3.25m)
Double glazed window, electric radiator, television aerial socket, life line pull cord.

KITCHEN
6'11 x 7'4 (2.11m x 2.24m)
Fitted with wall and base units incorporating cupboards and drawers, stainless steel sink unit and drainer, spaces for fridge freezer, eye level Whirlpool oven, four ring electric hob with extractor over, dimples wall heater, part tiled, ceiling strip light, lifeline emergency pull cord.

BEDROOM
12'6 x 8'11 (3.81m x 2.72m)
Double glazed window, lifeline emergency pull cord.

BATHROOM
6'9 x 5'7 (2.06m x 1.70m)
Obscure double glazed window, low level flush wc panel bath with emergency button with power shower over and shower screen, vanity wash hand basin with cupboard below, Dimplex wall heater, extract fan.

COUNCIL TAX
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.

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.

REFERENCES AND HOLDING PAYMENTS
* IMPORTANT * Please be advised that we will require a holding payment to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 722222 or email lettings@taylor-engley.co.uk.

Bellbanks Road, Hailsham, BN27

Approximate Area = 433 sq ft / 40 sq m

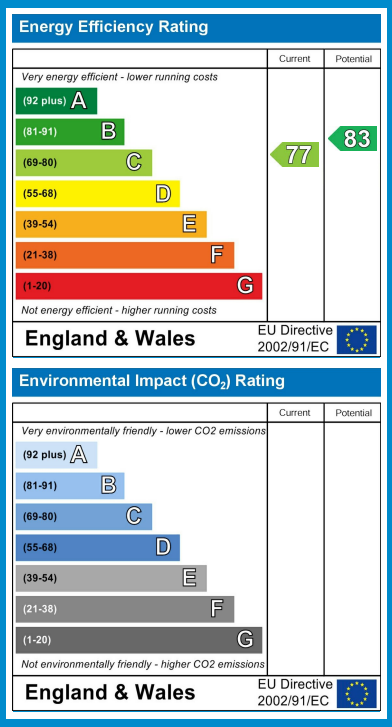
For identification only - Not to scale



FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Taylor Engley Limited. REF: 890267



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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