



REID CRESCENT

HELLINGLY - GUIDE PRICE £210,000 - £220,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

15 Reid Crescent

(Balmoral House), Hellingly,
Hailsham, BN27 4DG

**Entrance Hall - Inner Hallway – Lounge/Diner - Kitchen –
Two Good Size Bedrooms - Bathroom - En-suite Shower
Room - Allocated Parking Space**

An extremely well appointed bright and spacious two bedroom ground floor apartment situated in this modern purpose-built block. The accommodation features a spacious lounge/diner opening into a modern fitted kitchen, main bathroom plus en-suite shower room to the master bedroom and allocated parking space. There are nearby walks in the park and the cricket ground. NO ONWARD CHAIN.

ENTRANCE HALL:

Tiled floor. Fitted coat rail. Glazed door leading to:

INNER HALLWAY:

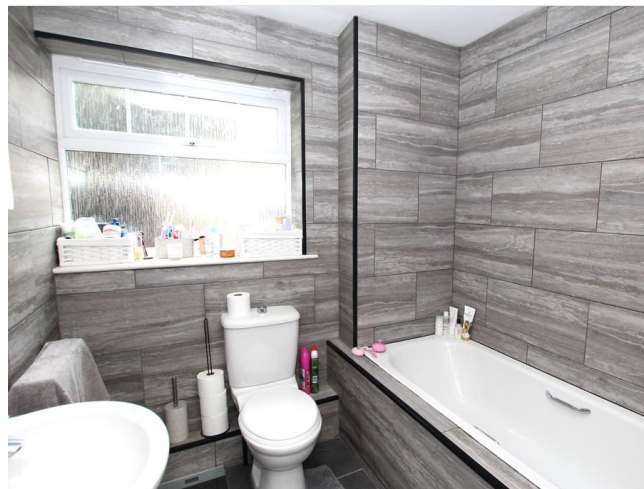
Double glazed window. Large built-in storage cupboard housing the gas-fired combination boiler. Further built-in storage cupboard housing the electric consumer unit. Security entry phone system. Radiator.

BEDROOM ONE:

Double glazed windows. Radiator.

EN-SUITE SHOWER ROOM:

Shower cubicle with Mira electric shower. WC. Pedestal wash basin. Tiled floor and walls. Extractor fan. Radiator.



BEDROOM TWO:

Double glazed window. Radiator.

LOUNGE/DINER:

Double glazed window. Radiator. Opening into:

KITCHEN:

Double glazed window. Range of matching wall and base cupboards. Laminate worktops with inset 1.5 bowl stainless steel sink and drainer. Inset four burner gas hob with oven under and filter hood above. Space for washing machine. Tiled floor. Extractor fan.

BATHROOM:

Double glazed window. White suite comprising tile enclosed bath with chrome mixer taps and shower attachment. WC. Pedestal wash basin. Tile floor and walls.

OUTSIDE:

Allocated parking space and communal bin store.

SITUATION:

The property is situated in the village of Hellingly approximately 1.5 miles from Hailsham town centre and 7.5 miles from the market town of Heathfield and approximately 10 miles from Eastbourne. Polegate Railway Station is approximately 6 miles to the South. Hellingly village has its ancient Parish Church and highly regarded Primary School. The market town of Hailsham has a wide range of shopping facilities including Tesco and Waitrose supermarkets coupled with other general stores catering for day-to-day needs.



VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Leasehold 125 years from 01/01/2012

Ground Rent £300 pa

Service Charge:

01/01/23 - 31/12/23 £1406.89

01/01/24 - 31/12/24 £1961.41 but expected to be reduced *more detail upon request*

We advise all interested parties to contact their legal advisor and seek confirmation of this figure prior to an exchange of contracts.

COUNCIL TAX BAND:

C

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

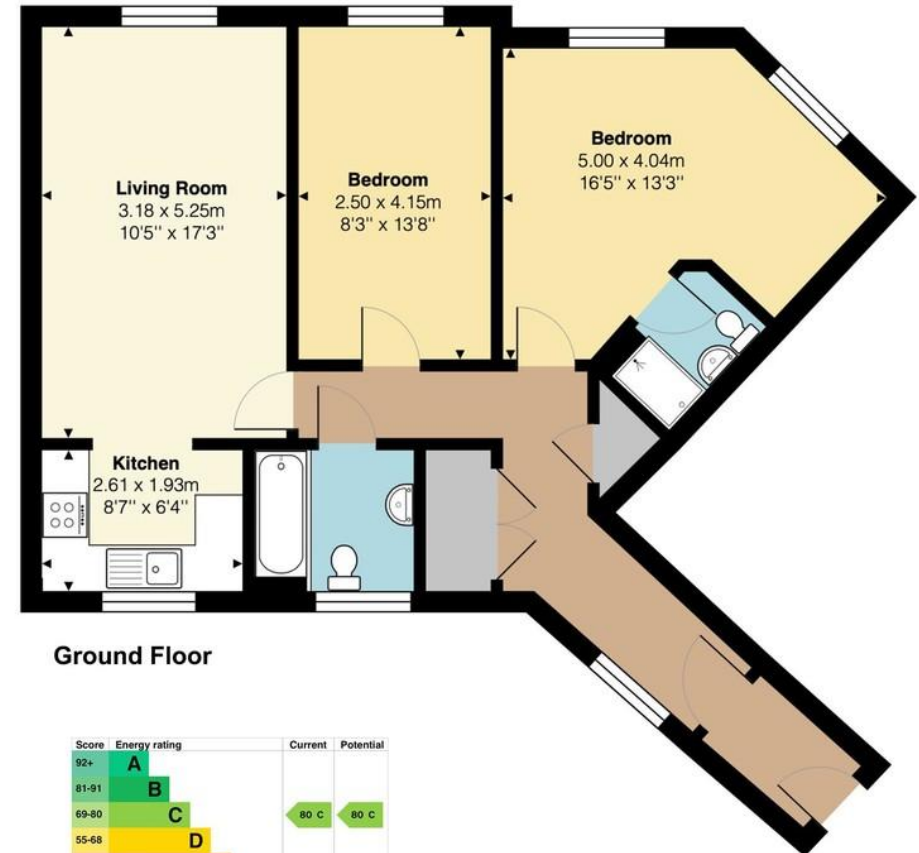
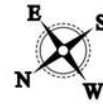


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**15 Reid Crescent, Hellingly, BN27 4DG**

Gross Internal Area Approx 70.6 sq m / 759 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.